TO: Richard Rossi
City Manager

DATE: March 4, 2015

FROM: Ranjit Singanayagam
ISD – Commissioner

SUBJECT: Councilor Order 15.07. Report from the City Manager:
Report on a list of variances requests and applications results (approved,
disapproved, withdrawn) since January 1, 2010.

Please see the attached documents of all variances heard by the Board of Zoning Appeal from
January 2010 thru December 2014.

There were a total of 526 Variances requested, 423 granted, 41 denied and 62 withdrawn.

Any questions, please call or e-mail me.

Thank you.
City of Cambridge
Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 14, 2016, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9871
26-22 GRISWOLD STREET
ROBERT F. SULLIVAN
Residence B Zone
Variances: To raise ridge line 3'-6", construct dormer as per plan (dormer guideline compliant) extend rear porches 1'-6" as per plan. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 9872
157
Residence C-1 Zone
Variances: To alter conditions of previous variance #9851 by changing windows. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9873
125-127-129 ELM STREET
JEFF McMATH
Residence C-1 Zone
Variances: To install egress stairs to each unit of three family town house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 9876
136 FAYERWEATHER STREET
ALPINE FAYERWEATHER LLC – C/O MEREK FRANKLIN, MGR.
Residence B Zone
Variances: To demolish a 2 family and build a new single family with parking in approximate same location. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 9878
54 GARDEN STREET
CHARLES F. McCANNON, JR. & CAROLYN McCANNON
Residence B Zone
Variances: To construct an addition to non-conforming structure. Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 52139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 28, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 9880
148 LARCH ROAD
JOELLEN L. GAVIN & STEVEN D. WEINSTEIN
Variance: To redesign roof in a manner that will provide additional living space on our third floor for our growing family.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

8:00 P.M. CASE NO. 9881
367 HURON AVENUE
NICOLAI CAUCHY
Variance: To raise the roof and create attic space.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

8:15 P.M. CASE NO. 9882
3-5 WATSON STREET
SCOTT ZINK
Variance: To rebuild the existing damaged roof & add ceiling height to the second and third floors. Also, build 2 non-FAR dormers on rear of building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).
Residence B Zone

8:30 P.M. CASE NO. 9883
29 BLAKE STREET
JEANNIE SEIDLER & VALI KAHN
Variance: To propose design modifications to Case No. 7998, September 1999 ZBA approved dormer. To increase width of one existing third floor dormer window on east side elevation and the addition of one skylight on the dormer roof.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

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The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY - FEBRUARY 11, 2010**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**8:30 P.M. CASE NO. 9891**
1498-1500 CAMBRIDGE STREET Residence C-1 Zone
**EDWARD & CHERYL PANJIAN - C/O KEEFE B. CLEMONS**
**Variance:** To use portion of existing 1 story building as office and/or retail use.
Art. 4.000, Sec. 4.34(a)-(e) (Office & Laboratory Uses) & Sec. 4.35.A (2), (c)-(d) (Retail Business & Consumer Service Establishments). Art. 10.000, Sec. 10.30 (Variance).

**8:45 P.M. CASE NO. 9892**
408-410 PUTNAM AVENUE Residence C Zone
**CHARLES MAHONEY**
**Variance:** To relocate 221.7 square feet of basement level gross floor area. All floor area relocation will occur within the limits of the existing basement floor plan.
Art. 8.000, Sec. 8.20 (Non-Conforming Structure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**9:00 P.M. CASE NO. 9893**
23 SCARAPPAPA STREET Residence C-1 Zone
**FOLEY FIORE ARCHITECTURE - C/O PAUL FIORE**
**Variance:** To construct a new single family residence on empty lot.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

931 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 25, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:00 P.M. CASE NO. 8840
220-226 HURLEY STREET
HUSAM AZZAM – C/O JASON A. MANEKAS, ESQ.
RE-HEARING: Pursuant to Order of the Land Court re: 220-226 Hurley Street, to reconsider the variance requesting reissuance of certificates of occupancy or in the alternative to subdivide the property into two lots with existing buildings on each lot, pursuant to Sections 5.31, 5.18 and 9.20 of the Ordinance.

8:05 P.M. CASE NO. 9895
5-9 ASH STREET
CAROYLNN K. TRIBE & LAURENCE H. TRIBE – C/O SEAN D. HOPE, ESQ.
Variance: To subdivide contiguous properties that, have been merged as a result of the title being held in the same ownership back to original description as two separate lots.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

8:30 P.M. CASE NO. 9896
55 MAGAZINE STREET
ERIC SCACE & MARY YNTEMA
Variance: To construct roof elevator access, create a green roof and install Juliet fire balconies.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 9897
1 FOLLEN STREET
LONGY SCHOOL OF MUSIC – C/O HOWARD J. LEVY, AGENT
Variance: To expand the Garden Street entrance vestibule by 108 sf on an existing landing beyond the building's setbacks. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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City of Cambridge

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 11, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:00 P.M. CASE NO. 9901
148-150 WESTERN AVENUE
FAWAZ MOHAMED ABU RUBAYAH & ASMA NOFAL
Variance: To establish a café with 18 seats.
Art. 4.000, Sec. 4.35.E (Restaurant Use).

8:15 P.M. CASE NO. 9902
25 HARRINGTON ROAD
WALTER & MARY GRACE
Variance: To convert existing deck into enclosed sunroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 9904
45 LAWN STREET
GINA FORD & JAMES MAYEUX
Variance: To re-construct the two covered porches on the rear of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).

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City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 25, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 9908
535-545 CAMBRIDGE STREET
MARC RESNICK
Variance: To construct exterior staircase off rear of existing building. Construct roof deck on existing building.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9909
44 POLLEN STREET
DOUGLAS YOFFE – C/O VINCENT J. PANICO, ESQ.
Variance: To add accessory apartment, add canopy and landing to steps and tandem park in front yard.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.43.2 & Sec. 6.441.C (Parking).

8:45 P.M. CASE NO. 9910
58 SHEPARD STREET
GERALYN BURKE GRAY & ROLAND GRAY
Variance: To construct addition in the rear, relocate rear canopy and reconfigure 3rd floor dormer, add new dormer and 2nd floor roof deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 9912
334-336 CONCORD AVENUE
JOHN & IDES MILLER
Variance: To construct 2 new dormers on the third floor. Alter front porch roof within the setback.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3. (Non-Conforming Structure).

9:00 P.M. CASE NO. 9913
45-47 FENNO STREET
DAVID QUIGLEY & MEGAN DEMOTT-QUIGLEY
Variance: To extend the building volume on the left side for new, code compliant stairs, to extend a rear addition, to build a 3rd floor dormer and to enlarge part of our basement to a height beyond 7 feet.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 9914
545 TECHNOLOGY SQUARE
TORELX – C/O JOHN DOHERTY
Variance: To install two signs above the 20 FT. Height Limit.
Art. 7.000, Sec. 7.16.22.C (Wall-Signs/Height Of Sign).

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - APRIL 8, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:00 P.M. CASE NO. 9917
154 MT. AUBURN STREET Residence C-1 Zone
RICHARD & PAULETTE CROWLEY - C/O JAMES J. RAFFERTY, ESQ.
Variance: To subdivide lot in order to create a separate lot for pre-existing commercial building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 9918
53 WEBSTER AVENUE Residence C-1 Zone
53 WEBSTER LLC - C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct third floor addition to pre-existing non-conforming two family structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:30 P.M. CASE NO. 9919
34 SHERMAN STREET Residence C-1 Zone
TED RYBECK & ELLEN BROSDBY
Variance: To extend & reconfigure existing dormer, add new dormer, change fenestration and add balcony at 3rd floor, add new exterior door overhang, add roof deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 9921
7 HERBERT STREET Residence C-1 Zone
SCOTT WILLIAM GRADY, ARCHITECT
Variance: To re-build existing rear porch, increase depth by 4'-0", maintain existing width. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - APRIL 29, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9922
1 BROADWAY
ACE BRAND, LLC - C/O JAMES I. RAFFERTY, ESQ.
Variance: To operate a restaurant with outdoor patio.
Art. 4.000, Sec. 4.35.F.G (Restaurant-Serving Alcohol & Providing Entertainment). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 9923
289 BROOKLINE STREET
CHRISTOPHER IAN WRIGHT & INGRID H. WRIGHT
Variance: To convert existing two family residence to single family. Relocate and enclose entry porch at north side. Demolish existing 2 car garage. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9924
24 DECATUR STREET
CHRISTOPHER & MARY WALSH - C/O JAMES I. RAFFERTY, ESQ.
Variance: To subdivide existing lot containing a single family dwelling into two separate lots, each lot to contain a single family dwelling. To construct a single family dwelling on proposed lot B with a common driveway containing mutual easements with Lot A, and construct new front and rear porch entries on existing structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 9925
44 FOLLEN STREET
DOUGLAS YOFFE - C/O VINCENT J. PANICO, ESQ.
Variance: Convert single family to two family building. Provide front yard parking and add canopy, landing and steps.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.26 (Conversion).
Art. 6.000, Sec. 6.44.1.C (Front Yard Parking). Art. 4.000, Sec. 4.31.B&C (Two-Family Dwelling).

8:30 P.M. CASE NO. 9926
22 & 27 COTTAGE PARK AVENUE
SYNAPSE ENERGY ECONOMICS, INC. - C/O JAMES J. RAFFERTY, ESQ.
Variance: To modify existing parking layout within insufficient dimensions of parking spaces and front yard parking. To provide less landscaping than required by ordinance. To expand parking supply by using pre-existing quaset hut structure located across the street in Residence B Zone for general office use. Article 4.000, Sec. 4.34.D (General Office use).
Art. 6.000, Sec. 6.44.1.C (Front Yard Parking). Sec. 6.48 & Sec. 6.48.1 (Landscaping) & Sec. 6.42 (Dimensional of Parking Spaces). Art. 10.000, Sec. 10.30 (Variance).
City of Cambridge
MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY — MAY 13, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9928
84 GROZIER ROAD
LUISA BUCHANAN & JOHN SCHIEDE
Variance: To construct addition to accommodate concert grand piano for professional pianist.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 9929
95 IRVING STREET
GERALD & KATE CHERTAVIAN — C/O NIMA YADOLLAHIPOUR, ARCHITECT
Variance: To construct mudroom addition in the rear of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.20 (Non-Conforming Structure).

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City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 27, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9934
60 ELLERY STREET
ALEX M. STEINBERG, TR.
Variance: To legalize its existing use of 9 residential units, despite previous decisions of the BZA to limit the use to 4 units based on 4 parking spaces, since the City has not enforced its previous decisions of 1978, 1983 and 1985. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.36.1.G (Parking Requirements).

8:15 P.M. CASE NO. 9937
13-15 AVON STREET
HAROLD GUY ASAPH
Variance: To construct an addition to a non-conforming structure to get two more additional units. To preserve existing porch, bay and roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

8:30 P.M. CASE NO. 9938
8 COTTAGE STREET
STEPHEN D. FULLER
Variance: Exterior restoration which includes addition of a Greek Revival porch based on 1876 drawings of the house found at the Historical Commission. First floor windows will be enlarged and the front door sidelights will also be restored. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 10, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 9940
46 BREWSTER STREET
BADRI NATHAN & GEETA NATHAN
Variance: To relocate driveway side door to a location 16’ away. Put a roof over the new door. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Building).
Residence A-1 Zone
GRANTED

8:00 P.M. CASE NO. 9941
34 LARCHWOOD DRIVE
KAREN & OMAR ETION
Variance: To add a two-story addition to existing house. Existing house is non-conforming in the front yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Residence A-2 Zone
GRANTED

8:15 P.M. CASE NO. 9942
45 WALDEN STREET
ANGELICA BRISK – C/O DENNIS BENZAN, ESQ.
Variance: To renovate existing single family residence with no other occupancies on same lot. Raise structure and re-build foundation walls that were damaged during construction of Walden Street bridge. Basement height will increase from 7’ to 8’, decrease size of rear deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone
GRANTED

8:30 P.M. CASE NO. 9943
284 HARVARD STREET – UNIT #12
PETER Z. TIAN & WEI F. WANG – C/O DAVID H. NICKERSON, ESQ.
Variance: To convert the unit to a residential unit because it is too small to be used for a modern Doctor’s or Dentist’s office which is the current use. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Residence C-2A Zone
GRANTED

8:45 P.M. CASE NO. 9944
1540 CAMBRIDGE STREET
SEAN D. HOPE, ESQ.
Variance: To convert existing retail space (flowershop) into part flowershop and part pickup drycleaning service. Art. 4.000, Sec. 4.35 (Use Regulations). Art. 10.000, Sec. 10.30 (Variances).
Residence C-1 Zone
GRANTED

9:00 P.M. CASE NO. 9945
13-15-17-19 WASHBURN AVENUE
JAMES J. OLYK – C/O VINCENT J. PANICO, ESQ.
Variance: To separate two lots, one vacant, accidentally merged, title held separately.
Residence B Zone
GRANTED

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City of Cambridge
 MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY—JUNE 24, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9946
150 MT. AUBURN STREET
Residence C-1 Zone
BACK BAY SIGN—C/O STEVEN DARWIN
Variance: To install two wall signs and two projecting signs where a total quantity of two signs are allowed.
Art. 7.000, Sec. 7.16.21.C (Signs).

7:45 P.M. CASE NO. 9947
40 KIRKLAND ST, 42 KIRKLAND ST,
20 SUMNER RD & 7 KIRKLAND ROAD
Residence B Zone
SOCIETY OF JESUS OF NEW ENGLAND—C/O JAMES J. RAFFERTY, ESQ.
Variance: To subdivide property to return lot lines and lot areas to the same locations and dimensions as existed prior to coming into common ownership. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 9948
SIBLEY COURT
Residence B Zone
ADAM SEITCHIK & PAMELA WICKHAM
Variance: To add an entry roof over existing stair landing.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 9949
31 CRESCENT STREET
Residence C-1 Zone
LINDSAY THIRT PLOTTI
Variance: Add new deck and stairs at new door in front of existing building. Remove existing deck & stairs at side of house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 9951
21 ST. MARY ROAD
Residence C-1 Zone
KIMBALL, E. C. HULL & DEBORAH S. STEENLAND
Variance: To remove and reconstruct the existing roof with a steeper pitch and two large shed dormers, to construct a one-story addition in the rear ell with a new entry porch and basement bulkhead. The proposed dormers and 1st floor addition will increase the existing non-conformance to the side yard setbacks.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

9:00 P.M. CASE NO. 9952
980 MEMORIAL DRIVE
Residence C-3 Zone
SOCIETY OF SAINT JOHN THE EVANGELIST—C/O JOHN SABBAG
Variance: Addition of second and third floor above a first floor of the existing structure. The new structure is within the building footprint but it exceeds the rear setback as does the entire building. Expansion of the existing service area that has a similar setback issue.
Art. 5.000, Sec. 5.24.4 (Yards). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 9953
5 BERKELEY PLACE
Residence A-2 Zone
YUN SOO VERMEULE
Variance: Addition of 43.5 sf of deck in the setback at 1.5' above existing grade. The addition of 45 sf of steps attached to new deck, and the addition of 9.3 sf of 33"h free standing wall not attached to the deck.
Art. 5.000, Sec. 5.31 (Footnote C) (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6103. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY—JULY 8, 2010. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9954
15 GROZIER ROAD
MARTIN CAFASSO

Variance: To replace existing two-car garage with a new two-car garage.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21 (Accessory Structures).

7:45 P.M. CASE NO. 9955
1663 MASS AVENUE
LESLEY UNIVERSITY—C/O MARYLOU BATT

Variance: To install a banner on Massachusetts Avenue façade.
Art. 7.000, Sec. 7.16.22.B (Signs).

8:00 P.M. CASE NO. 9956
11 LINNAEAN STREET
EUGENE WANG & JIE LIU

Variance: To construct a curb cut on the Humboldt Street side of the property to enable parking on an existing open space for at least two passenger vehicles. Petitioner needs this variance, as the setback is 30 feet, 3 feet short of regulations. Art. 5.000, Sec. 5.31.2c&3c (Table of Dimensional Requirements). Art. 6.000, Sec. 6.43.3.A&C (Parking Regulations).

8:15 P.M. CASE NO. 9957
14 CAMBRIDGE TERRACE
VICKERY INVESTMENTS, LLC—C/O JAMES J. RAFFERTY, ESQ.

Variance: To modify and enclose rear porches, construct new exterior stairs.
Art. 5.000, Sec. 5.35 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 9959
15 CHALK STREET
JOHN D. MITCHELL & ERIN M. JANSSEN

Variance: To construct a dormer at rear of existing (detached) carriage house to substantially enhance the utility of the home office use of the second floor, and to convert the use of a portion of the ground floor from home office use to one parking space. Art. 1.000, Sec. 1.30 (Purpose). Art. 4.000, Sec. 4.21.D & 4.21.G (Accessory Structure). Art. 5.000, Sec. 5.35.41.2 & Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.36.1 (Residential Uses).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTION SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 22, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9960
107 JAY STREET
VARIANCE: To add a third floor, replace bulkhead with area-way, add wood frame deck, no cover but proposed trellis 2’x5’ of additional structure (a fireplace enclosure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

8:00 P.M. CASE NO. 9962
122 FIRST STREET
DR. ROOZBEH KASHFRI, DMD
VARIANCE: To display educational videos about Oral Health at our five (5) display windows. Art. 7.000, Sec. 7.15.A (Signs).

8:15 P.M. CASE NO. 9963
222 BRATTLE STREET
WILLITS B. SAWYER – C/O ANDREW E. BRAM, ESQ.
VARIANCE: To establish lot as lawfully subdivided and to expand existing dwelling by construction of two small additions. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.21.2 (Frontage).

8:30 P.M. CASE NO. 9964
35 GORHAM STREET
ROSS HOFFMAN
VARIANCE: To construct stoop at left side yard and stairs at rear yard within required setback. Enlarge existing right side dormer from 3’ x 5’. Parking space with non-conforming backup. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Parking).

8:45 P.M. CASE NO. 9965
120-122-124-126 WEBSTER AVENUE
TRUSTEES OF SHUMAN REALTY TRUST – C/O SEAN D. HOPE, ESQ.
VARIANCE: To return existing 2 family dwelling back to original 4 family dwelling. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 10.000, Sec. 10.30 (Variance).

9:15 P.M. CASE NO. 9967
808 MEMORIAL DRIVE
BRANDON MARZULIS
VARIANCE: To convert existing repair bays and gas station store into a coffee shop and dry cleaning pick up store. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment). Sec. 4.35.C (Pick-up Dry Cleaning Service).

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 12, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 9969
15 BUCKINGHAM STREET
MERRIMACK DESIGN ASSOCIATES, LLC – C/O GREGORY COLLING

Variances: To construct an addition for bicycle storage closet for (5) bicycles. Alteration of a window above the proposed addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.13 (Multiple Buildings on a Lot). Art. 8.000, Sec. 8.22.3 (Alteration of A Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 9970
30 TIERNY STREET
ANN NORRIS

Variances: To add a mudroom at the southern corner of the house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 9971
12 HUBBARD PARK ROAD
DR. JOSEPH GLENMULLEN

Variances: To add two 15 foot dormers to third floor rear of house. Add 49 sq ft to third floor at rear of house. Enclose existing side porch and fireplace enclosure. Art. 8.000, Sec. 8.22.3 & 8.22.1.b.2 (Non-Conforming Structure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:30 P.M. CASE NO. 9972
128 CHERRY STREET
83 PLYMOUTH LLC – C/O JAMES J. RAFFERTY, ESQ.

Variances: To construct addition to two family dwelling and add third dwelling unit. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

9:00 P.M. CASE NO. 9974
286 THIRD STREET
SIGNS ON SITE – C/O JESSICA ERICKSON

Variances: To install a new sign for Ahlyam above the 2nd floor. Art. 7.000, Sec. 7.16.22 (Signs).

9:15 P.M. CASE NO. 9975
44 HARVEY STREET
MARIE CELESTE GUZELL

Variances: To construct a second means of egress staircase which will encroach into the rear setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the office board at City Clerk's Office: City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 02139/FAX 349-6183. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 26, 2010, in City Hall, Ackermann Room - 2nd Fl. - 795 Massachusetts Ave., Cambridge, Mass. The following cases will be heard.

7:30 P.M. CASE NO. 9976
26 SEAGRAVE ROAD
NATALIA OLCZANSKI & ZACHARY ST. LAWRENCE
Residence B Zone

Variance: To construct two dormers on south slope of roof of house to provide code, worthy handroom for stair to already finished 3rd floor and for new bathroom at 3rd floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of a non-conforming Structure).

7:45 P.M. CASE NO. 9977
30 UPTON STREET
PATRICIA WADA
Residence C Zone

Variance: To construct a second floor addition to be built over an existing first floor structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 9978
27 CORPORAL BURNS RD.
JESSIE ENGLISH
Residence B Zone

Variance: To move entry stairs and canopy from one side of street façade to the other. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 9979
1131 MASS AVENUE
VERITAS AT HARVARD SQUARE LLC – C/O JAMES J. RAFFERTY, ESQ.
Residence C-2B/HSOD

Variance: To amend floor plan approved in RZA Case No. 946 to convert area designated as mechanical space to gross floor area. Petitioner also seeks to install canopy over hotel entrance on Remington Street. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:30 P.M. CASE NO. 9980
535-545 CAMBRIDGE STREET
MARC RENICK, TR.
Business A Zone

Variance: To serve an existing "driveway" and curb cut on the Seventh Street side of the property for parking 2 cars in tandem as well as for a bicycle lane for access to indoor bicycle parking. Art. 6.000, Sec. 6.42 (Dimensions for Off Street Parking Facilities). Sec. 6.43.2 (Off Street Parking) & Sec. 6.49 (Bicycle Parking Spaces).

9:00 P.M. CASE NO. 9982
3 ST. GERARD TERRACE
JOAN MULLARKY & JENNIE DEVEREUX
Residence B Zone

Variance: To add one story addition to the right side of house to provide a bathroom and access via wheel chair lift. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.21 & 8.22 (Non-Conforming Structure).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617/349-6100. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - SEPTEMBER 16, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 9984
6 BERKELEY PLACE
YUN SOO & ADRIAN VERMEULE
Variance: To convert an existing finished garage into a home office. The site has compliant parking.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 9985
18-20 CAMERON AVENUE
SHANE MARRION - C/O JAMES J. RAFFERTY, ESQ.
Variance: To create non-conforming parking area.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 9986
12 CRESCENT STREET
SUZANNE KRIEGSMAN & HITESH TRIVEDI
Variance: To increase FAR by adding a dormer to allow for headroom at the top of a set of existing stairs that will be brought up to code. The space in the dormer increases the FAR. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 9987
5 CHALK STREET #2
TIMOTHY P. FISHER-JEFFES & YVONNE L. FISHER-JEFFES
Variance: To propose front & rear shed dormers addition. To propose 2nd floor bay window addition to match existing on 1st floor and 2nd egress of spiral staircase addition leading off existing 2nd floor deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 9988
49A DANA STREET
CHUN YUAN HUANG & YIHUA WANG
Variance: To enclose the front door of the property with the new porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 9989
139 PEARL STREET
STEVE SUMMIT
Variance: To replace existing sagged roof with new set on raised and leveled wall plate. Add joined gable dormers on side facing Pearl Street. Add shed dormer on side opposite Pearl Street.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 9991
165-167 PUTNAM AVENUE - UNIT 165B
PETER M. WIERZBINSKI
Variance: To build a dormer. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance).

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the office board at City Clerk’s Office City Hall.
Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 02139/Fax 349-6183. Comments must be submitted prior to the hearing and include the case number.
8:00 P.M. CASE NO. 9994
310-320 WEBSTER AVENUE
CARLOS & MARIO AUTO REPAIR, INC. – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct an addition to existing structure.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 9997
24 RUSSELL STREET
EYAN & ELIZABETH OLSON
Variance: To demolish existing mudroom & construct a new mudroom & half bath. This would allow the removal of an existing bath to create an eat-in kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 9998
2219 MASS AVENUE
HONG LIU
Variance: To change use/occupancy from medical office/single family residential to a Bed & Breakfast Inn, not owner occupied. Art. 4.000, Sec. 4.31.1 (Transient Accommodations).

Copies of this petition are on file in the office of the city clerk, city hall, Cambridge, MA. Cases can be reviewed at inspectional services department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the office board at city clerk’s office city hall. Interested persons may provide comments to the board of zoning appeal by appearing in person at the hearing or may provide written comments for the board’s consideration by sending or faxing them to the attention of the secretary (board of zoning appeal), 831 Massachusetts Avenue, (617) 349-6183. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - OCTOBER 14, 2010, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10001
37-41 FAIRFIELD STREET
Residence B Zone
PETER KIM - C/O ERIC PFUEFER, ARCHITECT
Variance: To replace the shed roof with a balcony above the porch and to replace existing low porch walls at 1st and 2nd floors with code compliant railings. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10002
120-122-124-126 WEBSTER AVENUE
Residence C-1 Zone
PAUL CAMARRA - C/O SEAN D. HOPE, ESQ.
Variance: To add two rear decks to existing rear stairwell egress.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10003
138-140 LARCH ROAD
Residence B Zone
KATHERINE B & A. DAVID DAVIS
Variance: To extend existing 1st floor bathroom directly under existing 2nd floor bathroom, the extension to have a full foundation. The extension to project to the outside face of the structure above.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10004
159-171 WINDSOR STREET
Residence C-1 Zone
AZAD REALTY, LLC - C/O NAJIM AZADZOI
Variance: To excavate existing concrete floor 3-4 inches in portion of the existing basement. Convert approx. 300 sq-ft of basement space to "usable" basement space and add it to the first floor with a new staircase.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10006
13 REGENT STREET
Residence B Zone
THOMAS A. & ROSEMARY J. DOWNER
Variance: To add 2nd floor deck over existing 1st floor deck (increasing FAR), with new stair to 2nd floor deck within side yard setback. Art. 5.006, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10007
135 MAGAZINE STREET
Residence C Zone
CAMERON & MICHELLE HICKS
Variance: To build a street side dormer and 1st floor bay window and side yard bay/dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10008
72 CHESTNUT STREET
Residence C Zone
WALTER WILLET
Variance: To extend existing nonconforming porch roof to cover existing back stair for safety.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 & 8.22.3 (Non-Conforming Structure).

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspection Services Department, located at 831 Massachusetts Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk's Office City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 9213/FAX 349-6183. Comments must be submitted prior to the hearing and include the case number.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 28, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10009
24 DECATOR STREET
CHRISTOPHER & MARY WALSH – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct a single story addition to pre-existing single family dwelling, add roof over existing front entry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 101010
21 DECATOR STREET
URP GROUP, LLC – C/O JOSH NEWBURY
Variance: To relocate and add non-conforming FAR; front and rear stoops in setback, raise roof of back ell, add 1 off street parking space and allow parking within front yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2 (Non-Conforming Structure).

8:00 P.M. CASE NO. 10011
44 PEMBERTON STREET
ALEXANDRA BOWERS & JAMES LIU
Variance: To add a dormer to third floor, replace rear porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10012
15 RAYMOND STREET
JOHN E. & JULIA C. BAGALAY
Variance: To add porch roof over new deck in driveway in side yard.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.1 & Sec. 5.24.4 (Yard Setbacks).

8:30 P.M. CASE NO. 10013
89 BELMONT STREET
TONY SANCHEZ
Variance: To build a walk-in closet above existing rear enclosed porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10014
32 QUINCY STREET
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O THOMAS LENTZ, HARVARD ART MUSEUM
Variance: To amend plans approved in BZA Case No. 9809 to reflect minor design changes to building addition.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Sec. 5.13 (Minimum Distance Between Buildings On A Lot). Art. 8.000, Sec. 8.22.3 (Alteration or Enlargement of a Non-Conforming Structure).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday – November 18, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10016
135 MAGAZINE STREET  Residence C Zone
CAMERON & MICHELLE HICKS – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct a portion of deck in sideyard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:30 P.M. CASE NO. 10019
66 OXFORD STREET  Residence C-1 Zone
FAR XV & J, INC. – C/O JAMES J. RAFFERTY, ESQ.
Variance: To convert existing non-conforming residential building into multifamily dwelling containing five dwelling units.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.26 (Conversion). Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 10021
509-511, 515 FRANKLIN STREET  Residence C-1 Zone
LAWRENCE P. COASSIN – C/O TIMOTHY C. TWARDOWSKI, ESQ.
Variance: To change the use of the existing one-story structure at 515 Franklin Street from a non-conforming architectural office and studio to a conforming residential use. Connect this structure to the main building.
Art. 5.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.31 (Variance).

8:30 P.M. CASE NO. 10020
233-235 HURON AVENUE  Residence B Zone
JOHN SULLIVAN
Variance: To build dormer increasing FAR over 50%.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10022
12 HUBBARD PARK ROAD  Residence A-1 Zone
DR. JOSEPH GLENNMULLEN – C/O BLAKE P. ALLISON, ARCHITECT
Variance: To construct 1-story addition, basement addition, enlarge side porch and enclose basement steps.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 2, 2010, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10025
18 HAWTHORN STREET
JOHN POTTS & SUSANNE POTTS
Variance: To add walkout bay on the North side of the first floor kitchen, and a kitchen sink window bay on the east side of the first floor kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.2 (Projections).
GRANTED

8:00 P.M. CASE NO. 10026
15 RAYMOND STREET
JOHN E. & JULIA C. BAGALAY
Variance: To add new entryway in the side yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Special Permit: To cut a doorway in the side yard setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).
GRANTED

8:45 P.M. CASE NO. 10027
5 WILLARD STREET
C&J KATZ STUDIO, INC. – C/O KEVIN MUSUMANO
Variance: To extend existing deck into setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED

8:30 P.M. CASE NO. 10028
18 MIDDLESEX STREET
DAVID CLEMENS & TAWNYA LEWIS – C/O EDICK VANBEUZEKOM, ARCHITECT
Variance: To rebuild entry porch and steps and to cover entry porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED

8:45 P.M. CASE NO. 10029
41 MAGNOLIA AVENUE
KJERSTI & JASON ROSEN
Variance: To construct a deck at rear of house on the second floor with the trellis covering and stairs to grade. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED

9:00 P.M. CASE NO. 10030
555-545 CAMBRIDGE STREET
MARCS RESNICK, TR. OF COBRA REALTY TRUST - C/O ALISSA DEVLIN, ATTORNEY
Variance: To use an existing driveway and curb cut on the Seventh Street side of Petitioner's property for parking 2 cars in tandem as well as for a bicycle lane for access to indoor bicycle parking. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.42; 6.42.2; 6.49; 6.44.1.c (Parking Requirements).
DENIED

9:15 P.M. CASE NO. 10931
23 LAMBERT STREET
GEORGE DELANEY
Variance: To renovate front stair, build two decks on rear with new stair to ground. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED
7:30 P.M. CASE NO. 10032
202 THIRD STREET Residence C-1 Zone
EFSTATHIOS & EVELYNE MALLAKIS, TR. – C/O KEVIN P. CRANE, ESQ.
Variance: To convert existing storage space on second floor to a residential dwelling unit.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 10.000, Sec. 10.30 (Variances).

7:45 P.M. CASE NO. 10033
281 ALBANY STREET Special District - 8
SIGNS ON SITE – C/O MELISSA NUGENT
Variance: To install "AILERON THERAPEUTICS" logo on second floor of building.
Art. 7.000, Sec. 7.16.22.C (Height Of Signs).

8:00 P.M. CASE NO. 10034
277-283 WESTERN AVENUE Residence C-1 Zone
PAUL CAMMARATTA – C/O SEAN D. HOPE, ESQ.
Variance: To allow commercial/retail uses on ground floor and add two residential units on top of existing structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 4.000, Sec. 4.35(A.C.D.E.R) (Table of Use Regulations).
Special Permit: To allow for reduced parking. Art. 6.000, Sec. 6.35.1 (Reduction of Parking).

8:15 P.M. CASE NO. 10035
3 AMORY PLACE Residence C-1 Zone
BHUPESH PATEL
Variance: To lower basement floor by removing dirt floor and replacing with new concrete slab.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10036
99-2 BRATTLE STREET Residence C-1 Zone
LESLEY UNIVERSITY – C/O GEORGE G. SMITH, DIRECTOR OF OPERATIONS
Variance: To install a tavern style freestanding sign at campus path entry at st. John’s Road/Phillips Place intersection. Art. 7.000, Sec. 7.16.21.B (Signs).

8:45 P.M. CASE NO. 10037
1627 MASS AVENUE Residence C-2A Zone
LESLEY UNIVERSITY – C/O GEORGE G. SMITH, DIRECTOR OF OPERATIONS
Variance: To install aluminum lettering on existing granite pillar. Art. 7.000, Sec. 7.16.21.B (Signs).

9:00 P.M. CASE NO. 10038
99 BRATTLE STREET Residence C-1/C-2 Zone
LESLEY UNIVERSITY – C/O GEORGE G. SMITH, DIRECTOR OF OPERATIONS
Variance: To install a tavern style freestanding signs at campus path entries at Mason Street/Brattle Street intersection and Brattle Street quadrangle. Art. 7.000, Sec. 7.16.21.B (Signs).
City of Cambridge

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 13, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10039

1 PERCY PLACE

KATE ANDERSON & JOSH FLAX – C/O JAMES J. RAFFERTY, ESQ.

Residence B Zone

Variance: To construct a conforming two story addition to an existing single family residence.
Art. 5.000, Sec. 8.223 (Conforming Additions). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10040

11 LINNEAN STREET

EUGENE WANG & JIE LU – C/O SEAN D. HOPE, ESQ.

Residence B Zone

Variance: To seek relief from the open space requirement to allow parking on the Humboldt Street side of the property.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements) & Sec. 5.221 (Open Space). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10041

77 HURLEY STREET

DR. AHED KHALIL – C/O JAMES J. RAFFERTY, ESQ.

Residence C-1 Zone

Variance: To modify elevations and floor plans approved in BZA Case No. 5583. No Changes are being sought from the dimensional relief granted in the prior variance. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.000, Sec. 10.30 (Variance). Art. 5.000, Sec. 8.20, 8.22, 8.221.C, 8.223 (Non-Conforming Structure).
Art. 4.000, Sec. 4.34.A (Table of Uses). Art. 6.000, Sec. 6.36.4.A (Parking Requirements).

8:15 P.M. CASE NO. 10042

24 HIGHLAND STREET

CHUCK & CAROLE PIEPER

Residence A-1 Zone

Variance: To restore house to its original form by re-building a covered front porch, restoring the third floor of the turret and putting a breakfast room addition on the rear. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10043

514 FRANKLIN STREET

ALEXANDRA BAGERIS

Residence C-1 Zone

Variance: To replace a non-conforming garage with a new structure within the current footprint and massing. New function is an accessory use to the existing single-family residence a new home office and storage for the owner.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21 (Accessory Uses).
Art. 6.000, Sec. 6.40 (Parking Requirements).

9:15 P.M. CASE NO. 10046

186 WALDEN STREET

ANDREW ULLMANN

Residence C-1 Zone

Variance: To construct a deck to promote easy access to office structure behind main residence.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:30 P.M. CASE NO. 10047

64 DUDLEY STREET

A.A. FLORI REALTY TRUST – C/O FABIAN FLORI

Residence B Zone

Variance: To construct 2 dwelling units with parking on a vacant lot. To make hardscape & landscape improvements to adjacent properties to benefit the subject property and the neighbors.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk’s Office City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 02139/FAX 349-6183. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY—FEBRUARY 10, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10057
87 CHILTON STREET
BHUPESH PATEL
Variance: To cover existing front porch roof trellis with roofing, wood fascia trim and gutter.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10058
1531 CAMBRIDGE STREET
DOROTHY AUSTIN – C/O ANDREW BRAM, ESQ.
Variance: To use the building currently used for as a non-profit educational facility into a single family home.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 4.000, Sec. 4.31.G (Table of Use Classifications).

8:15 P.M. CASE NO. 10059
2419 MASS AVENUE / 7 CAMERON AVENUE
7 CAMERON LLC – C/O PHILIP TERZIS
Variance: To waive the required 10' side yard setback where the property abuts the Linear Park.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Sec. 5.24.3 (Lots Abutting Streets on More Than One Side). Art. 20.000, Sec. 108 (Variations from Standards by Special Permit).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 6219/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 3, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:00 P.M. CASE NO. 10060
10 GARDEN TERRACE
NADARAJAN & SUNDARI CHETTY – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct attached garage and rear addition to single family dwelling and relocate front entry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10063
144 WESTERN AVENUE
FAWAZ M. ABU-RUBAYAH
Variance: To build 2nd story over existing single story section of house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10064
15 ROBINSON STREET
FOLEY FIORE ARCHITECTURE – C/O DAVID R. FOLEY
Variance: To build two additions.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
City of Cambridge  
Massachusetts  
BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - MARCH 17, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10066  
66 OXFORD STREET  
FAR XV J&J, INC. - CO JAMES J. RAFFERTY, ESQ.  
Variance: To relocate rear entry of existing structure.  
Art. 5,000, Sec. 5.31 (Table of Dimensional Requirements). Art. 16,000, Sec. 16.30 (Variance).

8:00 P.M. CASE NO. 10068  
7-9 KOCH STREET  
SUSAN M. KALE & CAROL A. KALE  
Variance: To construct dormers at the 3rd floor level.  
Art. 5,000, Sec. 5.30 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10069  
22 GURNEY STREET  
ANDUS D. BAKER & ROWAN B. MURPHY  
Variance: To reconfigure rear porch roof.  
Art. 5,000, Sec. 5.30 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10073  
151 CAMBRIDGE STREET  
DOROTHY AUSTIN, PRESIDENT CAMBRIDGE ST. CENTER, INC.  
Variance: To convert a unit currently used as a non-profit educational facility to a residential unit.  
Art. 5,000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Convert to 3 Units).  
Art. 4,000, Sec. 4.31.G (Table of Use Regulations).  
Art. 6,000, Sec. 6.40 (Generally). Sec. 6.45.2, 6.44.1 (Parking).

GRANTED

GRANTED
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - APRIL 14, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10074
7-9 Foch Street
SUSAN M. KALE & CAROL A. KALE
Variance: To create habitable living space on the 3rd floor of the property by raising the roof.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Residence B Zone

7:45 P.M. CASE NO. 10075
51 Highland Street
ROBERT G. BANNISH TR. OF 51 HIGHLAND ST. TRUST – C/O KATHLEEN C. McCABE, ESQ.
Variance: To seek variance for height of widow’s walk and addition which were constructed in 1998.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirement).
Residence A-1 Zone

8:00 P.M. CASE NO. 10076
209 Lakeview Avenue
ROGER THEBERGE & LINDA CASWELL – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct single story addition to pre-existing non-conforming single family dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Residence B Zone

8:45 P.M. CASE NO. 10079
29 Pemberton Street
 STATESIDE REALTY GROUP, LLC – C/O RYAN GUTHRIE
Variance: To add 3rd floor front porch.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Residence B Zone

9:00 P.M. CASE NO. 10080
Office 2 Zone

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Mass Avenue. Continued cases are not advertised, but posted in the Office, Boxed at the City Clerk's Office, City Hall.

Interested Persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 821-349 or 833-0100. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge  
Massachusetts  
BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
(617) 349-6100  
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 28, 2011, At City Hall, 2nd Floor  
Ackerman Room, 795 Massachusetts Ave., Cambridge, Massachusetts. The following cases will be heard.  

7:45 P.M. CASE NO. 10083  
545 TECHNOLOGY SQUARE – BUILDING 100-200  
NOVARTIS – C/O MICHAEL WYTHE  
Variances: To install two signs above the 20 Ft. height limit. Art. 7.000, Sec. 7.16.22.C (Wall Signs/Height of Signs).  

8:00 P.M. CASE NO. 10087  
52 BRATTLE STREET & 1 STORY STREET  
52 BRATTLE STREET LLC – C/O RICHARD B. COHEN, PRESIDENT CGI MANAGING AGENT  
Variances: To construct an addition and an accessible entrance at sidewalk level and entrance for an elevator to provide disabled access to the second and third floor classrooms and offices. Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements), Sec. 5.11 (General Regulations). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).  

9:00 P.M. CASE NO. 10083  
900 MASS AVENUE & 56 HANCOCK STREET  
THREE GLOCESTER ST. TRUST – C/O JOHN GALE  
Variances: To subdivide merged residential lot with two residential structures. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.15 (Subdivision).  

9:15 P.M. CASE NO. 10089  
36 WILLIAM STREET  
VANESSA AZZONI & AL-KARIM DHANJI  
Variances: To build new enlarged side entry landing with roof larger than existing and rear areaaway structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
City of Cambridge

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 12, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10090
18 HEALEY STREET
MARIANA BOWNER

Variance: To add a gas fireplace in the living room where french doors are currently with the chimney extending onto an existing deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.11 (General Regulations). Art. 10.000, Sec. 10.31 & 10.35 (Variance).

GRANTED

8:00 P.M. CASE NO. 10092
350 MAIN STREET
GERALD FANDETTI & NICHOLAS FANDETTI

Variance: To construct new structure over Charlotte’s way (formerly Deacon St.) containing 30 guestrooms and support facilities violating usable open space requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10093
148 RICHDALE AVENUE
LISAN MO

Variance: To provide parking with insufficient aisle width. Art. 6.000, Sec. 6.42 (Off Street Parking Aisle Width).

8:30 P.M. CASE NO. 10094
61 FOSTER STREET
JILL DESIMINI & DANIEL BAUER

Variance: To construct a single story addition to the existing dwelling to create a workable kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.13 (General Regulations).

GRANTED

8:45 P.M. CASE NO. 10095
117 AMORY STREET
GREGORY HYDE & ANDREW SHINN

Variance: To construct garden room on top of roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, #2139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.)
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 26, 2011, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10098
5 & 7-9 FOCH STREET
SUSAN KALE & CAROL KALE – C/O JAMES J. RAFFERTY, ESQ.
Variance: To subdivide lot that unintentionally merged with abutting lot when lot was conveyed to the same owners. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10099
100 HAMPshire STREET
REYNALDO BENZAN – C/O SEAN D. HOPE, ESQ.
Variance: To add a rear landing and widen of fire escape egress from second floor kitchen egress within the right side-yard setback. Art. 8.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10100
26-28 VALENTINE STREET
KEVIN SENDLESKI, AMY DEVIN, ROSEMARY JONES & PAUL OGORMAN – C/O JAMES J. RAFFERTY, ESQ.
Variance: To reconstruct roof and add dormers to pre-existing non-conforming two family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10101
77 NORTHERN AVENUE
William T. Gleason
Variance: To locate garage to rear of building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10102
163 HAMPshire STREET
FRantz BRIZARD
Variance: To use existing space for a coffee house. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

8:45 P.M. CASE NO. 10103
7 MONTGOMERY STREET
STEVE ALIANO
Variance: To raise roof height, build new decks in rear of building and build two story addition on right side of building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10104
146-148 MAGAZINE STREET
EMER ANN GRALL, TR. – C/O SHIPPEN L. PAGE, ESQ.
Variance: To convert existing residential structure from 3 units to 4 units; variance to allow additional 437 square feet of living space and variance to allow tandem off street parking spaces, two on each side of the building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.36.1 & Sec. 6.43.2 (Parking).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY JUNE 9, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10106
7 - 9 CRESCENT STREET
THOMAS & ELEANOR DEEGAN
Variance: To build dormers in the existing third floor attic of the house. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Residence C-1 Zone

8:00 P.M. CASE NO. 10108
18 BEECH STREET
HOPE FELLOWSHIP CHURCH - C/O CURTIS COOK
Variance: To allow for religious and accessory uses. Art.4.000, Sec.4.56.a (Table of use regulations).
Residence B Zone

8:15 P.M. CASE NO. 10109
41 SACRAMENTO STREET
JOHN MORWAY & NANCY O'RIOL
Variance: To add a porch connecting the rear door to the side entrance. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Residence C-1 Zone

8:30 P.M. CASE NO. 10110
173 COOLIDGE HILL
ANN KATRINE & JOHN GATES
Variance: To build three dormers at the third level. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Residence A-1 Zone

9:00 P.M. CASE NO. 10112
2225 MASS AVE
PEMBERTON FRUIT ORCHARD, INC., -
C/O JAMES RAFFETY, Esq.
Variance: To construct conforming addition to existing structure and modify use restrictions in variance issued in BZA Case No.7496, (Art.10.000, Sec.10.30) Art.8.000, Sec.8.22.3 (Nonconforming Structures; Art.5.000, Sec.5.31, (Table of Dimensional Requirements).
Business A-2 / Residence B Zone

GRANTED

GRANTED

GRANTED

GRANTED

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - JUNE 23, 2011. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10114
175 HURON AVENUE
175 HURON AVE, LLC -- C/O JAMES J. RAFFERTY, ESQ.
Variance: To change use of pre-existing, nonconforming structure containing a funeral home and single family dwelling to a multi-family dwelling containing three units. To construct headhouse in order to create additional means of access to existing roof deck, and a modification in the dimensional requirements for parking spaces. Art. 5.000, Sec. 5.26 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 8.000, Sec. 8.223 (Change of Use of Nonconforming Structure).
Art. 4.000, Sec. 4.31.G (Table of Use Regulations). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10116
326 CONCORD AVENUE - UNIT 3
ELIZA N. GARFIELD
Variance: To add a dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10118
459 BROADWAY
VASSILIOS VALAES, HMFH ARCHITECT, INC.
Variance: To approve the Cambridge Rindge and Latin School's non-conforming exterior signage. This includes an Illuminated Text Sign and an LED Ticker. Art. 7.000, Sec. 7.16.21.B (Signs). Sec. 7.15 (General Limitations for all Signs permitted in the City of Cambridge).

8:45 P.M. CASE NO. 10119
100 CAMBRIDGEPARK DRIVE
KNOWLEDGE LEARNING CORPORATION, INC. -- C/O WILLIAM J. PROIA
Variance: To provide shade within child-care center outdoor area per CMR; 2, 10'x10' pergolas; 2, 10'x10' sunshades; 1, 10'x18' sunshade; for play area storage, 2 8'x10' sheds (772 s.f. of FAR). For pick-up/drop off parking area relief from landscaping screening requirements. Art. 4.000, Sec. 4.24 (Temporary Buildings & Uses). Sec. 4.20 (Special Classification Rules). Art. 20.000, Sec. 20.95.1(5)-FAR 1.75 (Maximum Floor Area Ratio). Art. 22.000, Sec. 22.50 (Overhangs & Sun-Shading Devices). Art. 6.000, Sec. 6.47 (Screening). Art. 5.000, Sec. 5.32 (Office District Dimensional Requirements).
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 14, 2011, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10120
101 LARCHWOOD DRIVE
MARION O'DENCE-FORD
Variance: To construct an addition to accommodate a new kitchen and larger bedrooms.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10122
60 ACORN PARK - (200:380 Cambridge Discovery Road)
FORRESTER RESEARCH – C/O JAMES J. RAFFERTY, ESQ.
Variance: To install a non-conforming wall sign.
Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10123
125 CHESTNUT STREET
SUSAN L. SHULKROT & ERIC D. KUPFERBERG
Variance: To build a landing and 3 stairs. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10124
194-196 WALDEN STREET
ERIKA WOODHOUSE & CHRISTOPHER NICHOLSON – C/O JAMES J. RAFFERTY, ESQ.
Variance: To relocate and enlarge rear porches and create two parking spaces.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.42 (Dimensions of Off Street Parking). Art. 10.000, Sec. 10.30 (Variance).

9:00 P.M. CASE NO. 10126
61 DUDLEY STREET
WILLIAM C. MADSEN & MARGARET A. BOND
Variance: To construct a one story addition to the existing 1.75 story single family residence.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

9:15 P.M. CASE NO. 10127
175 BRATTLE STREET
EDWIN KANIA – C/O JAMES McCUTCHEY
Variance: To construct a mudroom addition at rear.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT THE DISPOSAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL). 131 MASSACHUSETTS AVENUE, 621.09/FAX 240-418. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge  
Massachusetts  
BOARD OF ZONING APPEAL  

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100  

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 28, 2011, At the Senior Center, 806 Massachusetts Ave, First Floor, Cambridge, Massachusetts. The following cases will be heard.  

7:30 P.M. CASE NO. 10128  
146-148 MAGAZINE STREET  
EMER ANN GRALL, TR. OF 146-148 MAGAZINE STREET REALTY TRUST  
Variance: To convert existing residential structure from 3 units to 4 units; allow additional 437 square feet of living space and 139 square feet of unheated space on each floor of the building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.26 (Conversion). Art. 6.000, Sec. 6.37.1 (Bicycles). Sec. 6.43.2 (Tandem Parking). Sec. 6.44.1.D (Parking Setbacks).  

[GRANTED]  

7:45 P.M. CASE NO. 10129  
24 BERKELEY STREET  
LISA & JANETTE KERRIGAN – C/O JAMES J. RAFFERTY, ESQ.  
Variance: To remove existing one story rear addition and replace it with a two story addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).  

[GRANTED]  

8:00 P.M. CASE NO. 10130  
2-10 BRATTLE CIRCLE  
2-10 BRATTLE REALTY TRUST – C/O MARTIN W. HILL  
Variance: To reconfigure & rebuild 12 existing multifamily residential units to 10 units of townhouses. Work to include relocation & reconstruction of existing non-conforming GFA & non-conforming lot area per dwelling unit, reconstruction of buildings within required front yard setback, parking within setback (side & front). Extension of existing non-conforming building. Parking spaces non-conforming for dimensional requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.41.C (Parking Within Front/Side Yard Setback) Sec. 6.42 (Minimum Parking Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Extend Existing Non-Conforming Building).  

[GRANTED]  

8:30 P.M. CASE NO. 10132  
208 LEXINGTON AVENUE  
MARY LOU JORDAN & PETER HARRIS  
Variance: To construct a 1 floor bedroom and bathroom addition. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).  

9:00 P.M. CASE NO. 10134  
4 KIMBALL LANE  
NICHOLAS ROSS & HEATHER KELLY – C/O STEPHEN HART, ARCHITECT  
Variance: To raise and expand existing second floor area, add story volume to east side of existing house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.11 (General Regulations).  

[GRANTED]  

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTION SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTAINED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617-349-6185.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY—AUGUST 11, 2011, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10136
173 SHERMAN STREET
CHADD MARS

Residence B Zone

Variance: To replace the original carport constructed when the dwelling was constructed with a carport of the same dimensions in the same location for the same use. The only difference is a sloped roof instead of a flat roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Parking Requirements).

7:30 P.M. CASE NO. 10137
175 SHERMAN STREET
MARGARET LOURIE

Residence B Zone

Variance: To replace the original carport constructed when the dwelling was constructed with a carport of the same dimensions in the same location for the same use. The only difference is a sloped roof instead of a flat roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Parking Requirements).

8:00 P.M. CASE NO. 10139
9 RUSSELL STREET
TOMIKO YODA & GUYEN GUZELDERE

Residence B Zone

Variance: To add a 2nd floor to existing 1st floor bay, construct a roof deck off the 3rd floor study with a new dormer for headroom, install skylights in the roof of the 3rd floor study. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10140
2 HUTCHINSON STREET
JONATHAN P. SCHINDELHEIM

Residence B Zone

Variance: To expand the existing house with a 2nd and 3rd floor addition to accommodate a growing family. The 2nd floor addition would be constructed above an existing one story addition at the rear of the house, the 3rd floor addition will also extend into and expand the existing 2nd floor. The existing property is non-conforming to requirements for lot size, side yard setbacks and floor area ratio. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of a Non-Conforming Structure).

8:30 P.M. CASE NO. 10141
192 BRATTLE STREET
CHARLES R. MYER

Residence A-1 Zone

Variance: To enlarge an existing one car garage into a two car garage. Existing & proposed garage is on property line and is therefore non-conforming. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21 (Front Yard Setback).

8:45 P.M. CASE NO. 10142
288-B GREEN STREET
NPPE, CORP. — C/O VINCENT J. PANICO, ESQ.

Residence C-3 Zone

Variance: To allow restaurant use, similar to the use in this building. Art. 4.000, Sec. 4.35.F.1 (Restaurant With Alcohol) & Sec. 4.35.G (Bar With Entertainment).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 25, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10144
169 WESTERN AVENUE
KATHLEEN WACOCT
Variance: To increase the building height. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30, 10.32, 10.33, 10.34 & 10.35 (Variance).

8:00 P.M. CASE NO. 10145
309 PEARL STREET
SAM BACHELOR
Variance: To expand an existing dormer on the north side of the third story, in order to create the necessary headroom to create a new bathroom within the footprint of the existing floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 8, 2011 at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard:

7:45 P.M. CASE NO. 10148
87 RAYMOND STREET
BHUPESH PATEL

Variance: To construct new decks above roof violating setbacks and add a dormer.
Art. 5.006, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10151
64 DUDLEY STREET
ARTHUR FLORI

Variance: To construct a 2 family residential with parking on a lot used currently for parking only, (11 spaces). Make hardscape and landscape improvements to subject property and adjacent property.
Art. 5.006, Sec. 5.31(Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10152
5 SPARKS STREET
ROBERT & ANN HURLBUT

Variance: To build roof over existing porch at front entry.
Art. 5.006, Sec. 5.31(Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Variance).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617 FAX 349-6103.
COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 22, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10154
21 MANASSAS AVENUE
TERRENCE F. & AMY S. SMITH
Variance: To replace existing single story rear addition on a nonconforming single family dwelling with two story rear addition. Art. 5.000, Sec. 5.28.1.B (Residential Use in Business A-1 District), Sec. 5.33 (Business District) & Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10155
14 DANA STREET
DANA STREET DEVELOPMENT – C/O SEAN D. HOPE, ESQ.
Variance: To redevelop existing multi-family residential structure including reconstructing rear carriage house, creation of garage parking. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10156
65 STEARNS STREET
MARTHA BARGMANN
Variance: To build a deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10157
23-25 HASKELL STREET
LUKE & RACHELLE BEGLEY
Variance: To create new dormer to allow for a bathroom on third floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10159
16 GARDEN STREET
COMMANDER REALTY ASSOCIATES NOMINEE TRUST – C/O MICHAEL GULESERIAN
Variance: To replace existing raised concrete slab and fabric canopy at sidewalk entrance to restaurant with new vestibule structure. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THIS CASE NUMBER.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 13, 2011. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10160
115 HARVEY STREET
AMELIA L. WESTMARK

Variance: To rebuild rear addition, re-configuring the interior layout, as well as raising and rebuilding the roof on the main structure to develop attic space and provide better solar power orientation.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10164
DOROTHY K. O'BRIEN

Variance: To rebuild rear addition, re-configuring the interior layout, as well as raising and rebuilding the roof on the main structure to develop attic space and provide better solar power orientation.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 6213/FAX 349-0183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 27, 2011. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10166
5 WESTERN AVENUE
CITY OF CAMBRIDGE – C/O ROBERT W. HEALY, CITY MANAGER & CAMBRIDGE HOUSING AUTHORITY - C/O PATRICK KYLE SULLIVAN & JOHN WOODS

Variances: To construct a mezzanine that would increase the FAR.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 20.000, Sec. 20.300 (Central Square Overlay District).

7:45 P.M. CASE NO. 10167
5 CALLENDER STREET
CAMBRIDGE COMMUNITY CENTER, INC. – C/O DAVID GIBBS

Variances: To operate a Farmers’ Market use on Saturdays in the Gym, starting January 7, 2012 through April 28, 2012 between the hours of 8:00 a.m. and 4:00 p.m. which includes set-up, selling hours and break down.
Art. 4.000, Sec. 4.35.A (Retail Business & Consumer Service Establishments).

8:00 P.M. CASE NO. 10168
2500 MASS AVENUE
MARINO CENTER – C/O CARMEN PASCARELLA

Variances: To install a new sign in place of the old sign at roughly the same location above 20'.
Art. 7.000, Sec. 7.16.22.C (Wall Sign).

8:30 P.M. CASE NO. 10170
67 PLYMOUTH STREET
PAUL KARNATH

Variances: To rebuild side porch, rebuild rear mudroom, replace bracketed front stoop entrance roof.
Art. 5.000, Sec. 5.21.1 (Standards for Dimensional Regulations). & Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.20 (Non-Conforming Structure). Sec. 8.10 (Existing Buildings).

8:45 P.M. CASE NO. 10171
725 CONCORD AVENUE
MOUNT AUBURN HOSPITAL – C/O KATHERINE A. RAFFERTY, DIRECTOR OF COMMUNITY AFFAIRS

Variances: To install two wall signs (same sign on East and West sides).
Art. 7.000, Sec. 7.16.22.C (Wall Sign).

9:00 P.M. CASE NO. 10172
820 MEMORIAL DRIVE
ALAN J. MEDNICK – C/O FRANK J. FRISOLI, ESQ.

Variances: To operate a fast order food use to allow for the preparation of fresh sandwiches on site and within the convenience store.
Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).
Art. 8.000, Sec. 8.22.3 (Enlargement of Non-Conforming Use).

9:15 P.M. CASE NO. 10173
16 GARDEN STREET
COMMANDER REALTY ASSOCIATES NOMINEE TRUST – C/O MICHAEL GULESERIAN

Variances: To add two internally illuminated wall signs.
Art. 7.000, Sec. 7.16.21.D (Signs).

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk’s Office City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 617-349-4183. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. (617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 10, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10175
55/ORCHARD STREET
GEORGE S.M. DYER

Variance: To add a mudroom addition and covered porch/landing to existing single family residence made necessary due to functional obsolescence of Victorian style floor plan.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10177
99 PROSPECT STREET
CHRIST THE KING PRESBYTERIAN CHURCH – C/O RICHARD E. DOWNS, JR.

Variance: To install a new free-standing sign composed of a metal box with applied vinyl and raised (push-through) acrylic letters. The variance request is for internal illumination only. Art. 7.000, Sec. 7.16.22 (Signs).

8:30 P.M. CASE NO. 10178
1374 MASS AVENUE
CAMBRIDGE SAVINGS BANK – C/O BRUCE J. EMBRY, ESQ.

Variance: To erect 1 projecting sign, internally illuminated.
Art. 7.000, Sec. 7.16.22.B (Projecting Signs).

9:00 P.M. CASE NO. 10180
277-283 WESTERN AVENUE
PAUL CAMMARATA – C/O SEAN D. HOPE, ESQ.

Variance: To alter rear egress stairs from plans approved by BZA – Case No. 10034. To allow for existing rear door to remain. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE. THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS TO THE BOARD OF ZONING APPEAL BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 8219/309-6100, COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – DECEMBER 1, 2011**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10181  
64 DUDLEY ST, 1-5 CEDAR SQ. & 31 CEDAR ST.  
ANTONIETTA FLORI & ARTHUR FLORI, TR. C/O THEODORE C. REGNANTE  
**Variance:** To construct a 2-family residence on 64 Dudley Street parcel. The parcel will contain 13 parking spaces with landscape improvements to the parcel. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.20 (Standards For Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of a Non-Conforming Structure).

8:00 P.M. CASE NO. 10183  
627 MASS AVENUE  
BLICK ART MATERIALS – C/O BRUCE J. EMBRY, ESC.  
**Variance:** To install a banner sign projecting from the facade of the building, above street level. The sign is larger than permitted by the Zoning Ordinance. Art. 7.000, Sec. 7.16.22.B (Signs).

8:30 P.M. CASE NO. 10185  
67-69 SACRAMENTO STREET  
ALBERT SILLIMAN & SEIGAL HALVA  
**Variance:** To replace & extend back decks with enclosed structure. Replace front entrance on both floors. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10186  
79 THORNDIKE STREET  
FRED MIRIANI & MARTHA FRIEDMAN  
**Variance:** To add two dormers to existing 3rd floor. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.30 (District Dimensional Regulations).

9:15 P.M. CASE NO. 10188  
21-23 SCIAPIADA STREET  
FOLEY FOIRE ARCHITECTURE – C/O PAUL FOIRE  
**Variance:** To demolish dilapidated dwelling and construct new structure on combined lots. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 15, 2011, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:30 P.M. CASE NO. 10189**

**168-172 HAMPShIRE STREET**

AGNOSIS DEVELOPMENT LLC – C/O DAVID APOSHTAN, AGENT

**Business A/Residence C2-B & C1 Zone**

**Variance:** To construct a 4 story 15 unit wood frame residential with 3 affordable units.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements)

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**7:45 P.M. CASE NO. 10190**

**2172 MASS AVENUE**

EAST BOSTON SAVINGS BANK – C/O JAMES J. RAFFERTY, ESQ.

**Business A-2 Zone**

**Special Permit:** To reduce the required amount of parking by one space.

Art. 6.000, Sec. 6.35.1 (Reduction of Required Parking). Art. 10.000, Sec. 10.40 (Special Permit).

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**8:00 P.M. CASE NO. 10191**

**126-128 HOLWORTHY STREET**

KAJ VANDEKJAGER, ARCHITECT

**Residence B Zone**

**Variance:** To add 2 story wood frame at both 126 & 128 Holworthy Street.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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**8:45 P.M. CASE NO. 10192**

**301 BROOKLINE STREET**

EDWARD & KATHRYN CODD

**Residence C Zone**

**Special Permit:** To install dormer and enlarge mudroom. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

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**9:30 P.M. CASE NO. 10193**

**300 CAMBRIDGE PARK DRIVE**

PEZER, ANTHONY F. TUCCELLI, JR. – C/O RICARDO M. SOUSA, ESQ.

**Office 2-A Zone**

**Special Permit:** To install (1) 13' whip antenna on the rooftop of the building together with associated cabling and electronic radio equipment to be located within the building. Art. 4.000, Sec. 4.32.G.1 (Footnote 49) (Telecommunication Facility).

Art. 10.000, Sec. 10.40 (Special Permit).

**Variance:** To install (1) 13' whip antenna on the rooftop of the building together with associated cabling and electronic radio equipment to be located within the building. Art. 4.000, Sec. 4.12 & 4.13 (Un-listed Use).

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**8:45 P.M. CASE NO. 10194**

**117 CUSHING STREET**

PARENTS NURSERY SCHOOL – C/O JOHN PAUL DUNN

**Residence B Zone**

**Special Permit:** To remove the existing building @ 117 Cushing Street and build a new building on the foundation of the existing building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**Variance:** To use the building as a nursery school and to convert the parking lot in the back of the building into the school's playground, requiring parking relief. Art. 4.000, Sec. 4.35.B.2 & 4.56 (Use Regulations).

Art. 6.000, Sec. 6.30 (Parking Requirements).

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**9:00 P.M. CASE NO. 10195**

**4 KINNAIRD STREET**

MONIQUE BROUILLETTE & MICK CORRELL

**Business A-3 Zone**

**Variance:** To install a driveway narrower than required and only partially setback from front yard.

Art. 6.000, Sec. 6.42 (Parking Dimensions). Sec. 6.44.1C (Front Yard Setback). Sec. 6.43.4 (Driveway Width).
City of Cambridge

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY -- JANUARY 12, 2012, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10196
48 LARCH ROAD
JEWIS CANTLEY & VICKI SATO

Variances: To create a small room expansion within the front yards to create handicap accessible sleeping and bath accommodations on the first floor. Projection at front of house does not protrude beyond existing face of building. Moving exit stair and porch and relocating laundry room.
Art. 5.00, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

Residence A-1 Zone

7:45 P.M. CASE NO. 1017
78-82 F & 81R OXFORD STREET
LESLEY UNIVERSITY -- CO JAMES J. RAFFERTY, ESQ.

Variances: To construct additions to two existing structures on same lot.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

GRANTED

Residence C-1 Zone

8:00 P.M. CASE NO. 10201
18 COTTAGE PARK AVENUE
MARC S. RESNICK, TR. -- CO JOSEPH P. HANLEY, ESQ.

Variances: To subdivide the following merged properties 18 Cottage Park Ave and 22 Cottage Park Avenue.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.15 (Subdivision).

GRANTED

Residence B Zone

8:45 P.M. CASE NO. 10202
22 COTTAGE PARK AVENUE
MARC S. RESNICK, TR. -- CO JOSEPH P. HANLEY, ESQ.

Variances: To subdivide 22 Cottage Park Avenue from the adjacent lot at 18 Cottage Park Avenue, To convert an existing commercial building and make a small addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Sec. 5.15 (Subdivision).

GRANTED

Residence B Zone/Special District 2

9:15 P.M. CASE NO. 10203
27 COTTAGE PARK AVENUE
MARC S. RESNICK, TR. -- CO JOSEPH P. HANLEY, ESQ.

Variances: To demolish an existing Quonset hut located at 27 Cottage Park Avenue and to convert this property into an accessory parking facility for a proposed 16-unit multifamily residential dwelling at 22 Cottage Park Avenue, which is located directly across the street. The proposed accessory parking facility would consist of 22 off street parking spaces.
Art. 4.000, Sec. 4.31.G (Multifamily Use).

GRANTED

Residence B Zone
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – February 2, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10208
61 DUDLEY STREET
WILLIAM C. MADS EN & MARGARET A. BOND
Variance: To construct a rear addition to the existing single family residence.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10209
106 KINNAIRD STREET
STEVEN WATT & JESSICA WENNING
Variance: To build additions. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10210
59-61 JAY STREET
CAL PIEROG & KATHERINE PERDUE – C/O DAN LABARRE
Variance: To maintain a shed that was recently built in the front yard.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Structures).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, (617) 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 26, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10204
50-54 ESSEX STREET
PROSPECT HILL ACADEMY CHARTER SCHOOL
C/O JAMES M. KOLOSKI, NOBADEER COLLABORATIVE, LLC
Variance: To install 6, non-illuminated building identification signs for Prospect Hill Academy, 4 will be at 54 Essex Street and two at 50 Essex Street. Art. 7.000, Sec. 7.1621.C (Signs).

7:45 P.M. CASE NO. 10205
67 SMITH PLACE
TIMOTHY L. SHANNON
Special Permit: To construct a storage building to supplement the existing use of open vehicle storage as previously approved by BZA Case No. 9742. Art. 4.000, Sec. 4.37 (Storage).

8:00 P.M. CASE NO. 10206
208 LAKEVIEW AVENUE
CINDY FRIEDMAN & JOHN PAGE – C/O JAMES J. RAFFERTY, ESQ.
Variance: To raise roof and construct dormer on pre-existing non-conforming two family dwelling. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Special Permit: To relocate windows on non-conforming wall. Art. 8.000, Sec. 8.22.2 (Relocation of windows on non-conforming wall. Art. 10.000, Sec. 10.40 (Special Permit).

8:15 P.M. CASE NO. 10207
140 COLUMBIA STREET
140 COLUMBIA LLC – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct rear addition and dormers to pre-existing two family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 16, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10211
17 FRANCIS AVENUE
JANET GREEN - C/O JAMES J. RAFFERTY, ESQ.
Variance: To extend fifteen year limitation on variance granted in BZA Case No. 7150 to allow for accessory apartment in basement. Art. 4.000, Sec. 4.31.G (Multifamily Dwelling). Art. 10.000, Sec. 10.30 (Variance).
Residence A-2 Zone

7:45 P.M. CASE NO. 10212
60 CLIFTON STREET
KEVIN M. EMERY
Variance: To construct addition to an existing non-conforming building. Construction of a new 2nd dwelling unit. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1 & 8.22.2 (Addition to Non-Conforming Existing Building).
Residence B Zone

8:00 P.M. CASE NO. 10213
6 LONGFELLOW PARK
JONATHAN & MARGARET SEELIG - C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct handicap accessible entry in rear, remove and replace single story room in rear, and relocate existing side entry to front of house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).
Residence A-2 Zone

8:15 P.M. CASE NO. 10214
28 GARFIELD STREET
RISHI P. REDDI
Variance: To construct a 1 car garage and bike shed to replace a storage shed that is presently on the property. Addition of ½ bathroom, small elevator and relocated covered entryway in rear. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Uses).
Residence B Zone

8:30 P.M. CASE NO. 10215
38 UNION STREET & 369 WINDSOR STREET
JAYAKANTH SRINIVASAN & AURA N. TEICU - C/O JAMES J. RAFFERTY, ESQ.
Variance: To subdivide two lots that was unintentionally merged as the result of a title conveyance in 1999. To construct single family dwelling on lot at 38 Union Street, with insufficient setbacks. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).
Residence C-1 Zone

8:45 P.M. CASE NO. 10216
10 AVON PLACE
OLIVER & KATHRYN GRANTHAM
Variance: To construct dining room addition to the rear of an existing single family home. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.28.21 (Gross Floor Area).
Residence A-2 Zone

9:15 P.M. CASE NO. 10218
40 COLUMBIA STREET
40 COLUMBIA LLC - C/O JAMES J. RAFFERTY, ESQ.
Variance: To reconstruct and raise roof and construct rear addition and dormers to pre-existing two family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).
Residence C-1 Zone

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASSACHUSEETS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE, CITY HALL. INTERESTED PARTIES MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, (617) 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 8, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10120 – (Re-Hearing)
101 LARCHWOOD DRIVE
MARION ODENCE-FORD
Variance: To construct an addition to accommodate a new kitchen and larger bedrooms.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10140 – (Re-Hearing)
2 HUTCHINSON STREET
JONATHAN P. SCHINDELHEIM
Variance: To expand the existing house with a 2nd and 3rd floor addition to accommodate a growing family. The 2nd floor addition would be constructed above an existing one story addition at the rear of the house, the 3rd floor addition will also extend into and expand the existing 3rd floor. The existing property is non-conforming to requirements for lot size, side yard setbacks and floor area ratio.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of a Non-Conforming Structure).

8:00 P.M. CASE NO. 10219
31 SHEA ROAD
CRAIG & KATHERINE HIGHLAND
Variance: To raise the roof line in order to create habitable space on the third floor, including a shed dormer on each side of the ridge. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.1.F (Non-Conforming Structure).

8:30 P.M. CASE NO. 10221
153 BRATTLE STREET
GUY GRASSI – GRASSI DESIGN GROUP – (OWNER’S REPRESENTATIVE)
Variance: To add pergola members to existing pergola over deck and new 2 story garage/guest bedroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).
Art. 4.000, Sec. 4.22 (Accessory Structure).

8:45 P.M. CASE NO. 10222
1678 MASS AVENUE
BRANDON WOOLKLIS
Variance: To convert existing store into café/coffee shop.
Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 62130/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – MARCH 22, 2012**, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:30 P.M. CASE NO. 10223**
7-9 CRESCENT STREET
THOMAS & ELEANOR DEEGAN
**Variance:** To raise existing roof and add 2 dormers. Add a deck and ramp to the back door.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance)

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**7:45 P.M. CASE NO. 10224**
28 GARFIELD STREET
RISHI P. REDDI
**Variance:** Addition of a one car garage & bike shed to replace a storage shed that is presently on the property. Dormer addition to the west rear attic space. Addition of small elevator at west rear. Addition of ½ bath, relocation of one bathroom. Relocated entryway in rear, relocated bulkhead with basement entry and renovation of kitchen & three bathrooms. Art. 4.000, Sec. 4.21.H (Accessory Uses). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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**8:45 P.M. CASE NO. 10228**
34-36 BLAKESLEE STREET
JOHN P. MCMAHON, JR. & SUZANNE GRAVES
**Variance:** To raise roof, add 2 dormers and expand rear porch.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

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**9:15 P.M. CASE NO. 10230**
820 SOMERVILLE AVENUE
WALGREEN REALTY RESOURCES LLC – C/O KATIE J. THOMASON, ESQ.
**Variance:** To install an internally illuminated wall sign above the second story windows, identifying its retail establishment. Art. 7.000, Sec. 7.16.22.C (Signs).

**Copies of this Petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Massachusetts Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk’s Office, City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 617/349-6100. Comments must be submitted prior to the hearing and include the case number.**
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - APRIL 12, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10231
98 COLUMBIA STREET - APT. 3
PHILIPPE LUEDE & ALICE GUGELMANN
Variance: To add dormer to increase usable space in master bedroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10232
1 MATIGNON ROAD (A/KA 45 MATIGNON RD.)
ECOLE INTERNATIONALE DE BOSTON/ C/O RYAN D. PACE, ESQ.
Variance: To construct an additional building on the property to enable the consolidation of the two schools currently operated by the Petitioner at one campus. The proposed consolidation will involve the movement of the Maternelle program for preschool and kindergarten children from a rented building in Arlington to a newly constructed building on the property.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Use/Structure).

8:00 P.M. CASE NO. 10233
14 HURLBUT STREET
SANDRA BEST
Variance: To add addition to house in approximate location of existing garage, to create full first floor living space.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10234
43 GIBSON STREET
THEODORE & GENEVIEVE WAGENNECHT
Variance: To create a new 2nd floor addition over an existing one-story structure that conforms to current setback requirements. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10235
498 FRANKLIN STREET
JEREMY FARO & JOSHUA MEYERS
Variance: To excavate the basement. Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10236
90 ABERDEEN AVENUE
EDWARD & LISA KUH
Variance: To renovate existing 3rd floor living space, expanding one small dormer to create better headroom over stair and in bath. Petitioner wished to remove 2nd tiny south facing dormer and replace with a larger one at rear bedroom.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements), Art. 8.000, Sec. 8.22.1.D & 8.22.1.H (Non-Conforming Structure).

9:00 P.M. CASE NO. 10237
14 WALKER STREET
JUDITH SINGER
Variance: To enlarge and enclose existing side porch towards the rear of the house. Construct new covered landing & steps.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10238
69 THORNDIKE STREET
LYNNE F. RILEY & PAUL J. KRONER
Variance: To expand the existing house with addition of a 3rd floor dormer to accommodate a new bathroom. To construct an addition of a 2nd floor deck and egress stair in order to provide 2nd means of egress for an existing dwelling unit. The existing property is non-conforming to requirements for lot size, front, side and rear yard setbacks and floor area ratio. Add a roof deck above the rear 2nd story section.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of a Non-Conforming Structure).
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 26, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10239  
26 OXFORD STREET  
RESIDENCE C-3 ZONE  
PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O JENNIFER GRAVEL, HARVARD PLANNING  
VARIANCE: To amend the existing variance for an open air farmer’s market to allow temporarily relocating the market from its current campus location at 1785 Cambridge Street to a new location at 26 Oxford Street.  
Art. 4.000, Sec. 4.36.A (Open Air or Drive In Retail & Service).

7:45 P.M. CASE NO. 10240  
85 HAMILTON STREET  
SPECIAL DISTRICT - 10  
MILTECH BIOTIC, INC. – C/O JAMES J. RAFFERTY, ESQ.  
VARIANCE: To construct a rooftop addition containing two dwelling units on existing two story commercial building.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10241  
171 ALLSTON STREET  
RESIDENCE C-3 ZONE  
KATE & JAMES REGAL  
VARIANCE: To expand the existing house with addition of a 3rd floor dormer to accommodate a new bathroom. To construct an addition on the 2nd floor which would enclose an existing roof deck on the west side of the house. The existing property is non-conforming to requirements for lot size, side and rear yard setbacks and floor area ratio.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 8.000, Sec. 8.22.3 (Alteration/Enlargement of Non-Conforming Structure).

8:15 P.M. CASE NO. 10242  
27 GRANVILLE ROAD  
RESIDENCE B ZONE  
JANET KINASEWICH  
VARIANCE: To extend first & second floor rear porches.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10243  
173 COOLIDGE HILL  
RESIDENCE A-1 ZONE  
JOHN GATES  
VARIANCE: To alter the plans previously granted in variance No. 10110.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10244  
400 MEMORIAL DRIVE  
RESIDENCE C-3/MIT INST. OVERLAY  
STEVEN CARHART, PRESIDENT OF PHI BETA EPSILON CORP.  
VARIANCE: To build an elevator/stair tower, bay window and photo voltaic trellis, as well as to relocate the loading area from on-site to the street in front of the abandoned curb cut.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 6.000, Sec. 6.90 (Location of Loading Bays), Sec. 6.83 (Number of Loading Bays).

9:00 P.M. CASE NO. 10245  
190 BRATTLE STREET  
RESIDENCE A-1 ZONE  
MARJORIE GARBER  
VARIANCE: To enclose and excavate under existing rear deck.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
City of Cambridge

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - MAY 10, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10247
175 HURON AVENUE  
175 HURON, LLC - C/O JAMES J. RAFFERTY, ESQ.

Variances: To change use of pre-existing, non-conforming structure containing a funeral home and single family dwelling to a three unit Townhouse. To construct a headhouse in order to create additional means of access to existing roof deck. A modification to the dimensional requirements for parking spaces.  
Art. 5.000, Sec. 5.51 (Table of Dimensional Requirements).  Sec. 5.26 (Conversion).  Art. 10.000, Sec. 10.30 (Variances).  Art. 8.000, Sec. 8.42 (Dimensions for off Street Parking Spaces).  Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure).

7:45 P.M. CASE NO. 10248
35 ROBERTS ROAD

LOU FERRARO - 21 TROY RD. LIMITED PARTNERSHIP

Variances: To add 2nd floor deck above existing 1st floor deck, to provide open space to upper floor unit.  
Art. 5.000, Sec. 5.51 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10249
75 SPARKS STREET

FRANK & KELLY PANAYOTOU - C/O JAMES J. RAFFERTY, ESQ.

Variances: To construct conforming addition at rear of pre-existing non-conforming single family dwelling. To construct new front entry with covered porch.  
Art. 5.000, Sec. 5.51 (Table of Dimensional Requirements).  Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure).  Art. 10.000, Sec. 10.30 (Variances).

8:30 P.M. CASE NO. 10251
64 GORHAM STREET

TIMOTHY & AMY ROWE - C/O JAMES J. RAFFERTY, ESQ.

Variances: To construct a one story addition between existing 2.5 story dwelling and 1 story garage, one story addition to Northern side of dwelling and reduction of existing deck.  
Art. 5.000, Sec. 5.20 & 5.30 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10254

GRANTED

9:15 P.M. CASE NO. 10255

22 WATER STREET

CATAMOUNT HOLDINGS, LLC - CHRISTOPHER KANE - C/O LOUIS C. MILLER, ESQ.

Variances: To modify plans previously approved in ZBA case 97/82.  
Art. 13.000, Sec. 13.74.5 (Height).  Sec. 13.79.2 (Additional GFA for Above Ground Structure Parking).

GRANTED

GRANTED

GRANTED

NP PUD-6

GRANTED

GRANTED

GRANTED
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - MAY 24, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10256
38 UNION ST. & 369 WINDSOR STREET
JAYAKANTH SRINIVASAN & AURA N. TEICU - C/O JAMES J. RAFFERTY, ESQ.
Variance: To subdivide two lots that were unintentionally merged as the result of a title conveyance in 1999. To construct single family dwelling on lot at 38 Union Street, with insufficient setbacks. To install parking within insufficient width.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision). Art. 6.000, Sec. 6.42 (Width of Parking Space). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10257
27 MYRTLE AVENUE
DEBORAH E. BELLE
Variance: To install driveway and rework side entry stairs
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.34 (Parking Space Allocation). Sec. 6.44.1.C (Parking Requirement Setbacks).

8:00 P.M. CASE NO. 10258
31 CRESCENT STREET
JASON & LINDSAY POLITI - C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct door over front entry porch and bay window in kitchen of non-conforming structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10259
107 REED STREET
RACHEL RUBIN & JEFFREY MELNICK
Variance: To construct a 1st floor addition to back of house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10260
2529 MASS AVENUE
JUDY TSAL & CYNTHIA HUGHES
Variance: To operate a barbershop from an existing storefront.
Art. 4.000, Sec. 4.35.C (Retail Business & Consumer Service Establishment).

9:00 P.M. CASE NO. 10262
151 BRATTLE STREET
JEANNE VANECKO, VANECKO LTD. ARCHITECTURE & DESIGN
Variance: To remove an existing, wood framed, uncovered deck and the construction of a smaller, wood framed covered entry porch to serve as the primary side entrance to the residence.
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

9:15 P.M. CASE NO. 10263
1707 CAMBRIDGE STREET
DAVID DOBRIN & SUSAN C. ARNOTT - C/O BHUPESH PATEL, DESIGNTANK, INC.
Variance: To infill addition of a screened porch within a niche of the main 2.5 story house & one-story existing addition.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements & Side yard Setback).

9:30 P.M. CASE NO. 10264
25 R.C. KELLEY STREET
CARY FRIEDMAN & RICARDO WELLSCH
Variance: To add gabled ½ story to original section of house, to accommodate 2 bedrooms and 1 bathroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERKS, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 833 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERKS OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 62139/FAX 349-6103. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY — JUNE 14, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10092 - (Re-Hearing)  
350 MAIN STREET  
GERALD FANDETTI & NICHOLAS FANDETTI  
Variance: To construct new structure over Charlotte’s way (formally Deacon St.) containing 30 guestrooms and support facilities violating usable open space requirements. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.31.3.2 (Hotel/Kont)

8:00 P.M. CASE NO. 10266  
38 PORTER ROAD  
JOHN HILGEMAN, ON BEHALF OF OWNERS  
Variance: To replace an existing awning and increase its size to cover existing porch area.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10268  
8 LINCOLN LANE  
JENNIFER W. KEDDY & STUART LEVINSON  
Variance: To add a bay on the rear yard side of the house. To convert an existing wood deck and covered 1 car parking space into an enclosed 2 car garage and deck.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 8.000, Sec. 8.22 (Non-Conforming Structure).

8:45 P.M. CASE NO. 10269  
6 BERKELEY STREET  
FRIAR & ANNA DE SOUZA  
Variance: To demolish existing one-car garage and erect a new wood frame two-car garage in a similar location.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 4.000, Sec. 4.21.9 (Accessory Uses).

9:00 P.M. CASE NO. 10270  
21 TROWBRIDGE STREET  
MARK ZEIDEL & SUSAN FREEDMAN  
Variance: To enlarge and rebuild existing deck in rear setback.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10271  
62 FOSTER STREET  
ELLEN HERRICK  
Variance: To relocate west entry to south elevation at existing bay window location w/steps to grade.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:30 P.M. CASE NO. 10272  
1734 MASS AVENUE  
LINNAEAN CORP., C/O MICHAEL BENTLEY, PRESIDENT  
Variance: To seek relief from side yard setback requirements to allow repairs to building envelope. Install hard foam insulation, 4 new high-efficiency windows and two doorway overhangs.  
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements).  
Art. 22.000, Sec. 22.43.2 (Yard Exceptions For Added Exterior Insulation).
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - JUNE 28 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10273
85 HAMILTON STREET
MILTENYI BIOTEC INC - C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct a basement in existing commercial building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO. 10274
7-9 CRESCENT STREET
DEIDRE A. DEFEGAN
Variance & Special Permit: To amend approved plans in BZA Case No. 10223.
Art. 5.006, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

8:30 P.M. CASE NO. 10277
26 SIXTH STREET
CHRIS & TACO MATTHEWS
Variance: To raise the roof ridge approximately 7 ½ ft. in order to build a full second story with attic above.
Art. 5.000, Sec. 5.31 (Table Of Dimensional Requirements).

8:45 P.M. CASE NO. 10278
38 PEARL STREET
LUBAVITCH OF CAMBRIDGE INC. - C/O HIRSCH ZARCHL, DIRECTOR
Variance: To build an addition at the 3rd story level over the existing two story portion of a non-conforming building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Enlargement of Non-Conforming Structure).

9:00 P.M. CASE NO. 10279
28 SOUTH NORMANDY AVENUE
WILLIAM & BARBARA SULLIVAN
Variance: To add three (3) dormers to house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10280
7 WATERHOUSE STREET
MOSHE SAFDIE & MICHAL R. SAFDIE
Variance: To build an elevator in the setback, a living room addition and expand existing dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

9:30 P.M. CASE NO. 10281
500 R GREEN STREET
PATRICK BRITTON
Variance: To construct a shed dormer on the north roof of building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 12, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10283
1 HIGHLAND STREET
ROBERT & KRISTINE HIGGINS
Granted
Variance: To renovate existing parking area within front setback on Highland Street and the addition of two "overflow" parking spaces on Searles Street. Art. 6.000, Sec. 6.44.1.C (Parking Requirements).
Residence A-1 Zone

7:45 P.M. CASE NO. 10284
9 MONTAUGE ST. S. BALLORD PLACE
MK MONTAUGE LLC – C/O SEAN D. HOPE, ESQ.
Granted
Variance: To alter entry stairs within the setback along both front yards and west side setbacks. To add shed dormers and raise roof along the North & South Property line increasing the gross floor area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Residence C-1 Zone

8:00 P.M. CASE NO. 10285
3 GOLD STAR ROAD COURT
NEILSON OLIVEIRA - C/O JAMES J. RAFFERTY, ESQ.
Granted
Variance: To increase volume of pre-existing two family dwelling by raising portion of second floor roof by increasing height of non-conforming walls. To install exterior staircase from second floor and add balcony within setback area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Residence B Zone

9:00 P.M. CASE NO. 10289
160R CUSHING STREET
KV DESIGN & BLDG. – C/O KAJ VANDKJAER
Granted
Variance: To construct a 2-story wood frame single family dwelling on partial basement poured concrete and a wood frame garage at grade on poured concrete footings and foundation walls. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24 (Yards).
Residence B Zone

9:15 P.M. CASE NO. 10290
12-14 MEACHAM ROAD
JULIAN CHU
Granted
Variance: To demolish existing rear addition & roof deck, construct new addition with access to basement. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).
Residence B Zone
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 26, 2012. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10291
32 QUINCY STREET
PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O THOMAS LENTZ
Variance: To amend plans approved in BZA Case No. 16014 to reflect minor design changes to building addition, and to request signage variance. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.13 (Minimum Distance Between Buildings on a Lot). Art. 8.000, Sec. 8.22.3 (Alteration or Enlargement of a Non-Conforming Structure). Art. 7.000, Sec. 7.16.21.B (Area & Number of Signs).

7:45 P.M. CASE NO. 10292
2180 MASS AVENUE
SAJJAT HUSSAIN
Variance: To use portion of existing store for takeout food, tea, coffee etc. with 8 chairs and 2 tables. Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).

8:15 P.M. CASE NO. 10295
100 CAMBRIDGESHIRE PLACE
PF CHANG’S – C/O DANIEL BRENNAN
Variance: To relocate an existing banner sign, to install a new blade sign for PF Chang’s, and to refurbish existing metal grill on the façade. Art. 7.000, Sec. 7.16.22.B (Projecting Signs).

8:45 P.M. CASE NO. 10296
54 MONTGOMERY STREET
HILKE & MARYLIS PASCHAL
Variance: To rebuild fire damaged hip roof containing one dormer and replace with gable roof with two dormers. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10297
48 AMORY STREET
SUSAN & WALTER SILVER-HEILMAN
Variance: To replace the existing decayed deck and egress stair with a new deck and egress stairs with an enclosure under for storage. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

9:15 P.M. CASE NO. 10298
140 LEXINGTON AVENUE
POLYXANE S. COBB
Variance: To replace a north facing gable dormer with a larger shed dormer, replace the existing rear porch and bulkhead with a slightly larger addition, and to add a covered basement door. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 431 Mass Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk’s Office, City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 431 Massachusetts Avenue, 02139/FAX 349-6138. Comments must be submitted prior to the meeting and include the case number.
City of Cambridge

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY — AUGUST 9, 2012, At the Senior Center, 906 Massachusetts Ave, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10299
675 MASS AVENUE
MARC SHULMAN – C/O JAMES J. RAFFERTY, ESQ.
Business B/Central Square Overlay
Variance: To operate an “establishment where alcoholic beverages are consumed and entertainment is provided” with a principal public entrance on Prospect Street.
Art. 20.000, Sec. 20.504.5.3.b (Central Square Overlay District Use Restrictions). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 16301
9-11 FAIRMONT AVENUE
PAUL CARMARATA – C/O SEAN D. HOPE, ESQ.
Residence C-1 Zone
Variance: To construct two balconies at the rear of the house on the 2nd & 3rd floor increasing the gross floor area. Additionally openings/door will be added to access both balconies on the 2nd and 3rd floors.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.D (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 16304
53-55 ALPINE STREET
ANN ROBBART
Residence B Zone
Variance: Addition of covered and enclosed single story entry; mudroom – 3 season porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 16305
61 SPARKS STREET – APT. G.
NAOMI YANG & DAMON KRUKOWSKI
Residence A-1 Zone
Variance: To add a copper canopy over a door.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTION SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, (617) 349-6100. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY—AUGUST 23, 2012, At the Senior Center, 866 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:15 P.M. CASE NO. 10306
498 FRANKLIN STREET
FARO & JOSHUA MEYERS
Variance: To replace window with bay window and to relocate landing and steps from door in setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence C-1 Zone

7:30 P.M. CASE NO. 10307
3 GOLD STAR ROAD COURT
NELSON OLIVEIRA - C/O JAMES J. RAFFERTY, ESQ.
Variance: To increase volume of pre-existing two family dwelling by raising portion of second floor roof.
Art. 5.000, Sec. 5.31 & 5.35 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Residence B Zone

7:45 P.M. CASE NO. 10308
21 DIVINITY AVENUE (2 OXFORD ST.)
PRESIDENT & FELLOWS OF HARVARD COLLEGE - C/O JOHN HOLLISTER, SENIOR PROJECT MANAGER
Variance: To construct a conforming addition to an existing, legally non-conforming structure. The proposed project will expand the existing three-story Tozer Library building with a one-and-one-half story addition.
Art. 8.000, Sec. 8.22.3 (Enlargement of a Non-Conforming Structure).
Residence C-3 Zone

8:15 P.M. CASE NO. 10310
1 ROGERS STREET
PEGASYSTEMS INC. - C/O JAMES J. RAFFERTY, ESQ.
Variance: To install a non-comforming wall sign.
Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).
Business A/PUD-4 Zone

8:30 P.M. CASE NO. 10311
22 TREMONT STREET
GRANTED

8:45 P.M. CASE NO. 10312
21 HARRINGTON ROAD
EFREN NAZARENO & REMEDIOS NAZARENO
Variance: To construct 2nd floor over existing structure which was previously granted in 2006, Case No. 9286.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

9:00 P.M. CASE NO. 10313
22 TREMONT STREET
GOEGER FREHRYLOT & ELISABETH SCHANKER
Variance: To add dormers, replace and revise a porch roof within the required setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence C-1 Zone

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 881 Mass Avenue. Continued cases are not advertised but posted in the office board of City Clerk’s office, City Hall. Interested persons may provide comments to the Board of Zoning Appeals by appearing in person at the hearing or may provide written comments for the board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeals), 881 Massachusetts Avenue, 8129 Fax 249-6148. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 13, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10314
26 SIXTH STREET
CHRISTOPHER & TAKAKO MATTHEWS
Residence C-1 Zone
Variances: To raise the roof ridge with dormer to provide for 2 bedrooms in the 3rd story.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2.C (Adding More Than 25% of FAR).

7:45 P.M. CASE NO. 10315
265-273 FIRST STREET
GENON KENDALL, LLC – C/O JAMES J. RAFFERTY, ESQ.
Office 3A/PUD-3A
Variances: To install an air-cooled condenser (ACC) on roof of existing structure containing a power generation use.
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variances).

8:00 P.M. CASE NO. 10316
1-3 TRAYMORE STREET
THEODORE A. PECK, III
Residence C-1 Zone
Variances: To add 3 dormers to roof of 2-family house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO. 10317
27 SHERMAN STREET
GLORIA & ED SERPE
Residence C-1 Zone
Variances: To construct 2 dormers at the 3rd floor level on the north & south sides of the roof. Add a masonry chimney on the north façade. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10318
27 WENDELL STREET
CHRIS CRUMP
Residence C-1 Zone
Variances: To add a shed dormer on the rear of the house with doors out to a second floor deck & stairs to grade.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10320
107-109 LARCH ROAD
PATRICIA & PETER WRIGHT
Residence B Zone
Variances: To reconfigure the existing entry roofed landing which will not increase the gross floor area.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10321
99 IRVING STREET
LUNA PROPERTIES, LLC – C/O JOHN A. CICCOLO, MANAGER
Residence A-2 Zone
Variances: To construct a solarium on the existing raised patio deck with existing basement below.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 83 MASS AVENUE. CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE OF THE CITY CLERK. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE IN WRITING COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 83 MASSACHUSETTS AVENUE, 621/620/618. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND CONTAIN THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY — SEPTEMBER 27, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10322
160 R CUSHING STREET
KV DESIGN & BLDG. – I/O KAJ VANDKJAER
Residence B Zone
Variance: To subdivide the property into 2 lots. No Record of a Variance being granted for the original sub-division can be produced. All Taxes & duties have been paid to the City of Cambridge from 1986 to Date.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

7:45 P.M. CASE NO. 10323
131 HARVARD STREET
CAPSTONE COMMUNITIES, LLC & HOPE REAL ESTATE, LLC – C/O SEAN D. HOPE, ESQ.
Residence C-2B Zone
Variance: To construct a 20 unit residential building with 20 underground parking spaces including relief for setbacks both above and below grade, FAR, lot area per unit, and below ground parking within the front yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10324
57-59 SAVILLE STREET
VIRGIL CONTESCU
Residence B Zone
Variance: To construct a two story open wood deck structure to replace existing closed in deck structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday—October 11, 2012, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10330
52 GRISWOLD STREET
FRANCIS T. MULLEN
Variance: To build a single story addition to rear of existing house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure).

8:00 P.M. CASE NO. 10332
101-C BROOKLINE STREET
ISAAC FRANCO
Variance: To build interior mezzanine increasing gross floor area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectonal Services Department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the office Board at City Clerk's Office, City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 617392-349-6100. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 25, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10338
85 FAVERWEATHER STREET
ERICA TENNYSON
Variance: To increase an existing porch roof.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

7:45 P.M. CASE NO. 10339
7 CHALK STREET
JAMES BECK – C/O SHERWOOD H. MARSHALL
Variance: To add a 3rd floor dormer to side gable, to excavate 40% of basement to construct home office.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence C Zone

8:15 P.M. CASE NO. 10341
3 HURLBUT STREET
JENNIFER RAPAPORT & MICHAEL GOLDSTEIN – C/O SEAN D. HOPE, ESQ.
Variance: To raise roof height of roof area connecting existing house to non-conforming garage.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Residence B Zone

8:30 P.M. CASE NO. 10342
71 FRESH POND LANE
JUDITH M. LOGERFO
Variance: To demolish current garage. To build a new 1 car garage in a location that partially overlays the footprint of the previous garage and is 2'-3" from the property line.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.24.1 (Yards). & Art. 4.000, Sec. 4.21 (Accessory Uses).
Residences A-2 Zone

GRANTED

GRANTED

GRANTED

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City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY — NOVEMBER 15, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10345
5 CALLENDER STREET
CAMBRIDGE COMMUNITY CENTER — C/O J. DAVID GIBBS
Variance: To operate a winter farmers market in the gymnasium on Saturdays from 8:00a.m. To 4:00 p.m. including set-up, vending and breakdown, from January through April for 2013 through 2017. Art. 4.000, Sec. 4.35.A (Retail Business & Consumer Service Establishment). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10348
15 LANGDON STREET
PHILIP L. & KATHLEEN H. MILLSTEIN — C/O BERNArd GOLDBERG, ESQ.
Variance: To convert from a mixed use (residence & dental office) to all residential use. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

GRANTED

8:45 P.M. CASE NO. 10350
28 JACKSON STREET
JASON L. STONEHOUSE & GENA M. GOURLEY-STONEHOUSE
Variance: To construct two dormers. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

GRANTED

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INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617 FAX 349-4183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 20, 2012, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10361
10 GARDEN STREET
RADCLIFFE INSTITUTE FOR ADVANCED STUDY – C/O MARK VERKENIS, SENIOR CAMPUS PLANNER
Variation: To permit the installation of identification and directional signage on its campus.
Art. 7.000, Sec. 7.16.21.B (Number, Height & Location of Signs).

7:45 P.M. CASE NO. 10362
906 MASS AVENUE
DAVID BARLAM – C/O VINCENT J. PANICO, ESQ.
Variation: To allow sale of Beer & Wine in a building where Beer & Wine is presently sold.
Art. 4.000, Sec. 4.35.E & 4.35.F1 (Retail Business & Consumer Service Establishments).

8:00 P.M. CASE NO. 10363
405 BROADWAY
HAMLIN M. JENNINGS & GLENYS N. JENNINGS
Variation: To add a 40 square foot portico over the front entryway.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration of Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10364
135-137 OXFORD ST./18 FROST ST.
FARRINGTON REALTY, LLC – SARAH FARRINGTON – C/O KATHLEEN MCCABE, ESQ.
Variation: To subdivide two (2) lots which have merged by being in common ownership.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision).

8:30 P.M. CASE NO. 10365
89 ALLSTON STREET
SAM DIIADEK – C/O SEAN B. HOPE, ESQ.
Variation: To add decks on the first and second floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10366
1075 MASS AVENUE
BACK BAY SIGN FOR CALLAHAN INC. – RAJ DHANDA- C/O JASON FARILLO
Variation: To install an illuminated address sign on the building “1075 Massachusetts Ave” above the 20 foot height limit.
Art. 7.000, Sec. 7.16.22.C (Signs).

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INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR DATING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 62139/FAX 349-5183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 10, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10369
21 NOTRE DAME AVENUE
BENJAMIN BANNEKER CHARTER PUBLIC SCHOOL – C/O SHERLEY BRETOUS-CARRÉ
Variances: To install four (4) fabric banners, in front of existing brick Cross Motif on east elevation of classroom building. Replace existing non-illuminated wall mounted building identification signs at each portico of building, with new aluminum raised lettering on painted aluminum backdrop board.
Art. 7.000, Sec. 7.16.21.C (Signs).

7:45 P.M. CASE NO. 10370
998 MEMORIAL DRIVE
RICHARD BURCHILL
Variances: To construct addition to install a pizza oven on the 1st floor, to be vented through 2nd floor for residential use. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10371
45 GRANVILLE ROAD
KEVIN WANG – C/O SEAN D. HOPE, ESQ.
Variances: To approve dimensionally altered parking space, driveway layout and parking within the front yard setback on the Vassal Lane side of the property. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 6.40 (Dimension of Off Street Parking Spaces). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10372
7 PHILLIPS PLACE
LEVERING WHITE, LINCOLN INSTITUTE OF LAND POLICY – C/O GREGORY INGRAM, PRES. & CEO
Variances: To add a 10 square foot addition for the installation of a wheelchair lift.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10373
21 WALKER STREET
ANCA & ASHISH MAMANIA
Variances: To relocate existing 3rd floor unit as approved by Variance (Case No. 5075) to the basement. Basement floor joist height to be increase by 1".
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24 (Conversion).

8:45 P.M. CASE NO. 10374
2044-2046 MASS AVENUE
CHRISTOPHER FITZSIMONS, TR.
Variances: To have live music entertainment at the Spirit Bar during all hours and all days of operation.
Art. 4.000, Sec. 4.35.G (Entertainment Use). Art. 20.000, Sec. 20.110 (Mass Ave Overlay)

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Massachusetts Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk's Office City Hall.

Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 617-349-6100. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JANUARY 24, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10378
8 MILL STREET (McKinlock Hall)
Residence C-3 Zone
PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O MICHAEL LEYNE, PROJECT MANAGEMENT
Variance: To request front yard setback relief for small addition to provide accessible path of travel.
Art. 5.00, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10379
59 ALLSTON STREET
Residence C-1 Zone
SAM DIADEK - C/O SEAN D. HOPE, ESQ.
Variance: To add rear decks on the first, second and third floor which is partially covered by a 23 sf. roof.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10377
580 MASS AVENUE
Business B Zone
ARTRESCOTT, D/B/A ARTIST & CRAFTSMAN SUPPLY – C/O WALTER SULLIVAN, JR., ESQ.
Variance: To permit signage in excess of the dimensional limitations, Art. 7.000, Sec. 7.16.22.C (Signage). Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 10380
85 WASHINGTON AVENUE
Residence A-2 Zone
MATTHEW L. FISHER
Variance: To make the attic into livable space by changing the slope of the roof and increasing its height by 3.5 feet, enlarged interior entrance and add bay window. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

9:00 P.M. CASE NO. 10381
27 PRINCE STREET – UNIT 1L
JAMIE JONKER & DALE PORTER
Residence C Zone
Variance: To add unenclosed landing and steps adjacent to bricked side yard. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.D (Non-Conforming Structure).

9:15 P.M. CASE NO. 10382
42 CHILTON STREET
Residence B Zone
JOHN LABRENIERE
Variance: The existing residence is built over the north side yard setback. We are proposing to demo & rebuild the front entry to include a covered porch. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 7, 2013. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10384
923 MASS AVENUE/77 HANCOCK STREET
ROTHMAN PROPERTIES, INC. – C/O TERRENCE P. MORRIS, ESQ.

Variance: To convert existing dental office into a general office use.
Art. 4.000, Sec. 4.34 (Office Use-Real Estate, Legal, Medical & General). Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. CASE NO. 10386
158 CUSHING STREET
THERESA BORELLI – C/O MAGGIE BOOZ, SMART ARCHITECTURE

Variance: To demolish the existing 3 family building, due to a compromised foundation. To construct a similar 3 family building in its place. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.31 (Use Regulations). Art. 6.000, Sec. 6.36.1.G (Parking Requirements).

8:30 P.M. CASE NO. 10387
6 HILL SIDE PLACE
HAMMER ARCHITECTS – C/O MARK HAMMER

Variance: To renovate their original building, and remove and replace later additions with new 2 classroom addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10388
2445 MASS AVENUE
ROBERT HARRIS – C/O SEAN D. HOPE, ESQ.

Variance: To operate a catering business in former restaurant space. Art. 4.000, Sec. 4.37.b.2 (Processing & Assembly of food Products). Art. 10.000, Sec. 10.30 (Variance).

9:30 P.M. CASE NO. 10389
190 HAMILTON STREET
RAY AHLBERG & CATHERINE WOOD

Variance: To construct a small addition at the rear corner of the existing kitchen, to add a side entry porch and bike shed. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Enlargement of a Non-Conforming Structure).

2:15 P.M. CASE NO. 10390
32 SUFFOLK STREET
YONG-CHENG WANG

Variance: To install exterior stairs and to replace a deck on the back of the building from the first to third floor and to legalize excavation and finish basement as living area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTAINING CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617359 FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 28, 2013. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10392
8-10 VINEYARD STREET
EMILY & JOHN SEQUEIRA
Variance: To construct new landing violating the front yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO. 10393
94 THORNDIKE STREET
JENNIFER McCONNELL
Variance: To build doorway, porch and stairs from the first floor kitchen to the ground level at the rear.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:05 P.M. CASE NO. 10394
42 CHILTON STREET
LaFRENIERE ARCHITECTS – CO JOHN LaFRENIERE
Variance: To build 3 small additions.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO. 10395
130 SPRING STREET
MATTHEW ANDERTON & ALLYSON LIVINGSTONE
Variance: To construct a first floor deck on the rear of the house.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10397
9-11 KING STREET
TRUMBULL BARRETT & LIA MONAHON
Variance: To add two dormers to 3rd floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

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GRANTED

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City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MARCH 14, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 16399
40 GRANITE STREET
CAMBRIDGE COMMUNITY DEVELOPMENT DEPARTMENT – C/O SUSAN GLAZER, DEPUTY DIRECTOR
Variances: To operate a Farmers Market, from June 2013 through November 2018, running from 9:00 a.m. to 4:00 p.m.
Art. 4.000, Sec. 4.36.A (Use).

8:00 P.M. CASE NO. 16401
2-4 SEDGEWICK ROAD
JOHN ROLAND WELLS
Variances: To add approximately 5'-0" deep addition to rear of existing house, basement and 2nd story across entire length of rear of the 2-family house. It is also proposed to raise the walls & roof of the building approximately 5'-0"
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.22 (Private Open Space). Sec. 5.24 (Yards) & Sec. 5.28.21 (Gross Floor Area).

8:15 P.M. CASE NO. 16402
53 DANA STREET
JULIA AUSTIN
Variances: To build a 2nd floor, flat-roofed addition over the existing kitchen at the rear of the building. Addition to accommodate new bath and small in-home office.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 16404
1663 MASS AVENUE
LESLEY UNIVERSITY – C/O MARYLOU BATT
Variances: To install a wall sign on the Massachusetts Avenue façade.
Art. 7.000, Sec. 7.16.22.C (Signs).

9:00 P.M. CASE NO. 16405
108 HOLWORTHY STREET
PERRY & SUSAN NEUBAUER
Variances: To build a modest bedroom addition to the first floor to facilitate single story living.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1 (Non-Conforming Structure).

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The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – MARCH 28, 2013**, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:30 P.M. CASE NO. 10407**
6 HILLSIDE PLACE  
HAMMER ARCHITECTS – C/O DON DIROCCO  
Variance: To renovate their original building and remove and replace later additions with 2 new classroom additions. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**7:45 P.M. CASE NO. 10408**
3 FOCH STREET  
ANNIE DUNBAR & THOMAS DUNBAR  
Variance: To rebuild rear porches with new dimensions. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.LG (Non-Conforming Structure).

**8:30 P.M. CASE NO. 10411**
17 PRENTISS STREET  
DERICK SNAPE  
Variance: To construct an addition to the kitchen. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**8:45 P.M. CASE NO. 10412**
209-221 MONSIGNOR O’BRIEN HIGHWAY  
MONSIGNOR HOTEL, LLC – C/O JAMES J. RAFFERTY, ESQ.  
Variance: To locate a principal building entrance facing Monsignor O’Brien Highway. Art. 17.000, Sec. 17.15(I) (Principal Building Entrance). Art. 10.000, Sec. 10.30 (Variance).
City of Cambridge

Massachusetts

Board of Zoning Appeal

831 Mass Avenue, Cambridge, MA.

(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday – April 11, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**GRANTED**

7:30 P.M. Case No. 10413

5-7 Traymore Street

Anita Wagner & Norbert Hofmann

Variance: To move exterior landing and steps to new door locations.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.223 (Non-Conforming Structure).

7:45 P.M. Case No. 10414

15-17 West Street

John & Kathleen Carlisle

Variance: Addition of second story to existing first story. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. Case No. 10415

1 Garden Lane #1

Janelle & Mark Fisher – C/O Sean D. Hope, Esq.

Variance: To add a mudroom that is located in the rear right corner of the house within the right side setback.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:15 P.M. Case No. 10416

56 Shepard Street

Charles R. Myer & Partners – C/O Charles R. Myer

Variance: To build a new chimney stack at NE façade, attached to exterior of house

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.11 (General Regulations).

8:30 P.M. Case No. 10417

50 Hancock Street

Stephan Duboulouz

Variance: To build two dormers and a bike shed.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Uses).

8:45 P.M. Case No. 10418

6 Education Street

Efieta House, Inc. – C/O Martha Doyle

Variance: To install 4 non-conforming wall signs. Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

9:00 P.M. Case No. 10419

50 Memorial Drive – E-52

Massachusetts Institute of Technology – C/O Kelley Brown

Variance: To expand an existing building which is non-conforming because of insufficient front yards. The expansion of gross floor area in E-52 (50 Memorial Drive) is fully conforming to zoning requirements. A handicapped ramp may be required for the entry on Memorial Drive which will encroach on the required front yard. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.223 (Non-Conforming Structure).

9:15 P.M. Case No. 10420

73 Cedar Street

Matthew & Alice Lehrer

Variance: To construct a second floor addition over existing first floor with no change to ground footprint and proposed roof height will not exceed existing height of existing roof.

Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.223 (Non-Conforming Structure).

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City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - APRIL 25, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10421
21 CORNELIUS WAY
RICHARD D. FANNING
Variance: To permit front yard parking. Art. 6.000, Sec. 6.44.1.C (Front Yard Setbacks).

8:45 P.M. CASE NO. 10426
1 BROADWAY
ONE BROADWAY DONUTS, LLC - C/O JAMES J. RAFFERTY, ESQ.
Variance: To allow for existing Dunkin Donuts Fast Order Food Establishment to relocate to adjoining storefront in same building. Art. 4.000, Sec. 4.35 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment).
Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.35.1 (Parking Requirements).

9:00 P.M. CASE NO. 10427
1 OXFORD STREET & ADJOINING PEDESTRIAN OVERPASS
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O GARY HAMMER, HARVARD PLANNING & PROJECT MANAGEMENT
Variance: To amend the existing variance for an open air farmer’s market to allow the relocation of the market to a new location at 1 Oxford Street. The market originally operated at 1785 Cambridge Street from 2006 to 2011, and operated at a temporary location at 26 Oxford Street during the 2012 season. Art. 4.000, Sec. 4.36.A (Use).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 81 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 81 MASSACHUSETTS AVENUE, 617394X349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 9, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:00 P.M. CASE NO. 10430
115 HARVEY STREET
AMELIA WESTMARK – CO SEAN D. HOPE, ESQ.
Variance: To reconstruct demolished portions of an existing structure and addition that was previously approved in BZA Case No. 10160 because portions of the existing structure that was demolished exceeded the permitted scope.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.31 (Variance).

8:30 P.M. CASE NO. 10432
275 FRESH POND PARKWAY
CAMBRIDGE MOTORCAR COMPANY, LLC – VINCENT J. PANICO, ESQ.
Variance: To erect new sign to replace deteriorating existing sign.
Art. 7.000, Sec. 7.16.22 (Signs).

8:45 P.M. CASE NO. 10433
7 MONTGOMERY STREET
STEVE ALIANO
Variance: To reconstruct single family home with raised roof, new decks and two story addition as approved by Case No. 10103. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUOUS CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02138/ FAX 349-6083. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - MAY 23, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:15 P.M. CASE NO. 10435
155 WEBSTER AVENUE
Residence C-1 Zone
ALBERT & LEONTINE PACHECO – C/O JAMES J. RAFFERTY, ESQ.
Variance: To convert single story commercial structure on a lot containing three family dwelling units into a residential unit. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

7:30 P.M. CASE NO. 10436
1 ROCKINGHAM PLACE
Residence C Zone
ROBERT GILMORE, LANDSCAPE ARCHITECT
Variance: To extend existing shed onto existing concrete pad within S' of property line. Art. 4.000, Sec. 4.21.H (Accessory Structure). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. 10437
52 CHURCH STREET
Business B Zone / HSOD
BOWERY CAMBRIDGE LLC – C/O JAMES J. RAFFERTY, ESQ.
Variance: To install a non-conforming wall and projecting sign. Art. 7.000, Sec. 7.16.22 (Signs). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10438
822 SOMERVILLE AVENUE
Business C Zone
KS PARTNERS, LLC – C/O THOMAS CLARK
Variance: To install a wall mounted sign above the second floor sill height. Art. 7.000, Sec. 7.16.22.C (Wall Sign Height).

8:15 P.M. CASE NO. 10439
90 RUSSELL STREET
Residence B Zone
MARYANN THOMPSON & MORT ROSENTHAL – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct dormers on existing single family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 10441
9 OAKLAND STREET
Residence C-1 Zone
SCOTT CHISHOLM
Variance: To construct a new single family house facing Oak Street on a site which faces two streets. We are requesting relief from the allowable FAR and the building setbacks. Art. 5.000, Sec. 5.20 (Table of Dimensional Requirements). & Sec. 5.28.21 (Gross Floor Area).

9:00 P.M. CASE NO. 10442
57 LAKEVIEW AVENUE
Residence A-1 Zone
MELISSA McGAUGHY
Variance: To construct a one story wood framed screened porch addition to the rear existing house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure (Height & Side Yard)).
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 13, 2013. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10443
23 WHITE STREET
JANET M. CORPUS, GRAVESTAR, INC. – C/O JASON PARILLO, BACK BAY SIGN
Variance: To allow Gravestar Inc. to add four tenant logo panels to two existing freestanding signs.
Art. 7.000, Sec. 7.16.22.A (Signs).

GRANTED

7:45 P.M. CASE NO. 10444
383-385 WALDEN STREET
CLARENCE ALVIN CLARK, JR.
Variance: To install a bay window in the 2nd floor back bedroom to match existing window below.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:00 P.M. CASE NO. 10445
1 ORCHARD STREET
STANLEY & LISA GEDAMINSKY
Variance: To add a dormer to provide better headroom in the existing kitchen and bathroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:20 P.M. CASE NO. 10447
26-28 WALDEN STREET
FERNANDO FELISBERTO
Variance: To construct a shed dormer to provide headroom for new bathroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:45 P.M. CASE NO. 10448
222 BRATTLE ST. - A/K/A 220R BRATTLE ST.
WILLITS H. SAWYER, TR. – C/O ANDREW E. BRAM, ESQ.
Variance: To clarify prior ZBA Decision, Case No. 99/63, with regards to parking; specifically to establish petitioner’s right to lay pavers in order to re-establish parking area for two cars in tandem.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:00 P.M. CASE NO. 10449
55 WASHBURN AVENUE – APT. 2
ANTJE DANELSON – C/O SARAH LIKE RHTIGAN, ESQ.
Variance: To construct one on grade, off-street parking space in the front setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.42, 6.43 & 6.44.1(c) (Parking).

GRANTED

9:15 P.M. CASE NO. 10450
14-16 MYRTLE AVENUE
LILY LEE – C/O ANDREW E. BRAM, ESQ.
Variance: To restore single family dwelling to its prior use as a two family dwelling by adding kitchen on 3rd floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTION SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE, CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617-349-6100. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY - JUNE 27, 2013**, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:15 P.M. CASE NO. 10452**  
1678 MASS AVENUE  
TIANEARN CORPORATION - C/O JAMES J. RAFFERTY, ESQ.  
**Variances:** Petitioner seeks authorization for office and retail uses permitted in the Business A-2 zoned portion of the building to be allowed in portion of the building located in the Residence B Zoning district.  
Art. 4.000, Sec. 4.05.P (Retail Use). Art. 10.000, Sec. 10.30 (Variances).

**GRANTED**

**7:30 P.M. CASE NO. 10453**  
27 GURNEY STREET  
JULIA E. SMITH  
**Variances:** To construct a garden shed.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.28.21 (Gross Floor Area).

**GRANTED**

**7:45 P.M. CASE NO. 10454**  
FOLLEN STREET  
FLORENCE DARWIN - C/O JAMES J. RAFFERTY, ESQ.  
**Variances:** To reconstruct bedroom on nonconforming single family dwelling.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).  
Art. 10.000, Sec. 10.30 (Variances).

**GRANTED**

**8:15 P.M. CASE NO. 10456**  
45-47 PUTNAM AVENUE  
DERICK SNARE  
**Variances:** To construct a canopy over entry.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**GRANTED**

**8:30 P.M. CASE NO. 10457**  
59 MARKET STREET  
JAMES WILDASH & SONIA KOWAL  
**Variances:** To increase height of third floor walls to provide increased headroom for 3rd floor living space.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**GRANTED**

**9:00 P.M. CASE NO. 10459**  
20 DENT ST, 301 BINNEY ST & 157 SIXTH ST.  
DAN WINNY  
**Variances:** To convert approximately 22,700 square feet of mechanical area to area for technical office for research and development.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).  

**GRANTED**

**Copies of this Petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 831 Massachusetts Avenue. Contested cases are not advertised but posted in the Office Board at City Clerk's Office City Hall.**  
**Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeals), 831 Massachusetts Avenue, 617-349-4183. Comments must be submitted prior to the hearing and include the case number.**
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY — JULY 11, 2013. At the Senior Center, 816 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:00 P.M. CASE NO. 10463
17 ROYAL AVENUE
LUKE & MEGAN JOHNSON
Variance: To install a dormer on each side of the house. 
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.H (Non-Conforming Structure).

8:45 P.M. CASE NO. 10464
28 ANDREW STREET
CHARLES W. HENEBRY & LILLIAN PORTEN
Variance: To construct a dormer on the rear roof of property. Also, to construct two-level open deck on 2nd and 3rd floor of property. 
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. 10466
640 MEMORIAL DRIVE
DAN WINN Y - ARCHITECT
Variance: To install an internally illuminated wall sign, to be mounted on the mechanical penthouse facing the Charles River. 
Art. 7.000, Sec. 7.16.22.C (Height of Wall Signs). Sec. 7.16.22.2C.3.A (Size of Internally Illuminated Signs).

9:00 P.M. CASE NO. 10467
113 HAMILTON STREET
MATT W. & JENNIFER HOBENBOKEN
Variance: To construct a 40 square foot single story addition. 
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 17.000, Sec. 17.90 (Special District).

9:15 P.M. CASE NO. 10468
338 NORFOLK STREET #2
DANIEL MADRI FOR ERNEST KIM
Variance: To replace existing 2nd floor deck & stairs with deck and stairs that conform to egress code. 
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617/349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
(617) 349-6100  
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 25, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. 10479  
47A MT. AUBURN STREET  
SHAIKH ALAM CORP. - MAJEER HUSSAIN - C/O BERNARD GOLDBERG, ESQ.  
Variance: To operate a fast order food establishment within an existing convenience store.  
Art. 4.000, Sec. 4.35.0 (Fast Order Food Establishment).

GRANTED

8:00 P.M. CASE NO. 10471  
1 CORLISS PLACE  
HUGH RUSSELL  
Variance: To construct an addition to the 2nd floor that does not extend beyond the walls of the existing first story of house.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Enlargement of Non-Conforming Structure).

GRANTED

8:15 P.M. CASE NO. 10472  
30 CRESCENT STREET  
JOHN LAFORETIERE  
Variance: To add a dormer to the 3rd floor.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

8:30 P.M. CASE NO. 10473  
198 SHERMAN STREET  
ZHENGYU HUANG  
Variance: To raise left rear portion of the roof and to add stairs to the right side of the small deck.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Special Permit: To relocata windows/doors within the setback.  
Art. 8.000, Sec. 8.22.2.C (Non-Conforming structure).

GRANTED

8:45 P.M. CASE NO. 10474  
102-104 OTIS STREET  
CMS PARTNERS - C/O JAMES J. RAFFERTY, ESQ.  
Variance: To construct additions to a non-conforming dwelling.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

9:00 P.M. CASE NO. 10475  
35 SACRAMENTO STREET  
LAWRENCE W. DONALDSON  
Variance: To occupy existing commercial space with a retail shop offering home furnishings.  
Art. 4.000, Sec. 4.35.A.2 (Retail Business Establishment).

GRANTED

9:15 P.M. CASE NO. 10476  
50 PEMBERTON STREET  
CREIGHTON ELDREDGE - C/O ERIC PARKES, ARCHITECT  
Variance: To construct new roof overhang over existing door landing.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

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City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 15, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10478
17 ROYAL AVENUE Residence B Zone
LUKE & MEGAN JOHNSON
Variance: To raise roof, install two dormers, and install bay window.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.23 (Non-Conforming Structure).

7:45 P.M. CASE NO. 10479
26 ALPINE STREET Residence B Zone
RE BUCK – C/O SEAN D. HOPE, ESQ.
Variance: To construct a two story addition to the front of the house including expanding the footprint of the front portion of the existing foundation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO. 10480

9:00 P.M. CASE NO. 10484
133 ERIE STREET Special District-9
FAN WU – C/O CAMPBELL ELLSWORTH, ARCHITECT
Variance: To add a new, code-compliant egress stair at the rear of the existing structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:15 P.M. CASE NO. 10485
196 APPLETON STREET Residence B Zone
ANASTACIA & JORGE SALCEDO
Variance: To expand 1st floor and basement level. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

9:30 P.M. CASE NO. 10486
31 BAY STREET Residence C-1 Zone
FULTON HARLEY
Variance: To enclose the existing, partially covered entry porch to create a small mudroom and coat closet by extending the roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6163. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – AUGUST 29, 2013. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10487
44 A.B.C SACRAMENTO STREET
FRANZISKA AMACHER, AIA
Variance: To reconfigure rear decks to make fire escape egress safer & decks more usable. Add wall thickness on entire envelope to increase insulation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED
Residence C-1 Zone

7:45 P.M. CASE NO. 10488
22 MURDOCK STREET
22 MURDOCK, LLC – C/O DAVID BLUMSACK
Variance: To raise roof to increase attic space and a two story side addition. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED
Residence C-1 Zone

8:15 P.M. CASE NO. 10490
3 JEFFERSON STREET
3 JEFFERSON STREET LLC – C/O MARC J. TRUANT
Variance: To re-configure and rebuild exterior fire egress stair, and the egress way from basement of an existing non-conforming 3-family dwelling. To rebuild the roof of an existing non-conforming 3-family dwelling at a higher elevation. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED
Residence C-1 Zone

8:30 P.M. CASE NO. 10491
0 BLANCHARD ROAD
DAVID UM
Variance: To add rear deck as previously approved in 2008, BZA Case 9716. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED
Residence A-2 Zone

8:45 P.M. CASE NO. 10492
395 WASHINGTON STREET
AMY MUNSAT
Variance: To add an elevator and street level vestibule to provide full access to an existing family home. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
GRANTED
Residence C-1 Zone
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 12, 2013. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO. 10496
126-8 OXFORD STREET
DOUGLAS YOFFE – C/O SARAH RHATIGAN, ESQ.

Residence C-1 Zone

Variance: To renovate townhouse, resulting in an increase in GFA in a previously existing non-conforming structure on a non-conforming lot. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 11.000, Sec. 11.15 (Dimensional Standards for Townhouse Development). & Sec. 11.15.2 (Townhouse-Maximum FAR).

7:45 P.M. CASE NO. 10497
49 WASHINGTON AVE./4 HILLSIDE AVE.
MARYANN THOMPSON & MORTON ROSENTHAL – C/O JAMES J. RAFFERTY, ESQ.

Residence A-2 Zone

Variance: To subdivide existing lot containing a single family dwelling and accessory structure used as a home office into two separate lots. The use of the accessory structure will be changed to a single family dwelling which will result in each of the lots containing a single family dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Sec. 5.15 (Subdivision). Art. 10.000, Sec. 10.30 (Variance).

GRANTED

8:15 P.M. CASE NO. 10499
23 FRANCIS AVENUE
ELLEN & DEREK VAN BEVER – C/O SEAN D. HOPE, ESQ.

Residence A-2 Zone

Variance: To construct addition to the rear South-West corner of an existing single family house and create mudroom enclosure for rear entrance. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance). Art. 8.000, Sec. 8.22 (Non-Conforming Structure).

GRANTED

8:45 P.M. CASE NO. 10501
45 REED STREET
EMILY NEWMANN – C/O MARGARET BOOZ, SMART ARCHITECTURE

Residence B Zone

Variance: To extend a street facing gable dormer forward to enclose and cover an exterior porch that is "cut in" to the roof slope. The dormer is at the second floor level. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 81 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 81 MASSACHUSETTS AVENUE, #219/ FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY - SEPTEMBER 26, 2013**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:30 P.M. CASE NO. 10503**
23 SIDNEY STREET (UNIVERSITY PARK)  
CRDD  
CENTRAL SQUARE BUSINESS ASSOCIATION - C/O ROBIN LAPIDUS, EXECUTIVE DIRECTOR  
**Variances:** To operate a Summer and Fall farmers market on the University Park Common, Wednesdays 10:00 a.m. to 8:30 p.m. Art 15.00, Sec. 15.21 (Use Regulations), Art 4.00, Sec. 4.36 (Use).

**7:45 P.M. CASE NO. 10504**
820 MASS AVENUE  
Office 3 Zone  
BACK BAY SIGN - C/O JASON PARILLO & NANCY O'BRIEN, YMCA  
**Variances:** To allow the Cambridge YMCA to install 2 externally illuminated wall signs above the sill line of the second floor windows. Art. 7.00, Sec. 7.10.22.C (Signs).

**8:15 P.M. CASE NO. 10506**
406 FRANKLIN STREET  
Residence C-1 Zone  
KIRIL & CATHERINE ALEXANDROV  
**Variances:** To raise roof line in back of house a few feet to convert storage room to a more functional room. Art. 5.00, Sec. 5.31 (Table of Dimensional Requirements).

**8:30 P.M. CASE NO. 10507**
1 BROADWAY  
Office 3A/PUD-3  
AL’S KENDALL SQUARE CAFÉ, LLC – C/O BARRY F. PENN, MANAGING MEMBER  
**Variances:** To allow a change of use from a Dunkin’ Donuts fast food operation to a fast food operation for subs, salads, hamburgers, kabobs (beer and wine to be applied for), Art. 4.00, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Fast Order Food Establishment). Art. 10.000, Sec. 10.30 (Variance), Art. 6.000, Sec. 6.35.1 (Parking Requirements).

**9:15 P.M. CASE NO. 10510**
65 FOSTER STREET  
Residence A-2 Zone  
JETH DANIEL BRUDER  
**Variances:** To deepen basement from approximately 6 feet 8 inches to 8 feet, facilitating use as a study and/or playroom. Art. 5.00, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.11 (Enlargement Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.

INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617-349-6100. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 10, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:00 P.M. CASE NO. 10513
207 PROSPECT STREET
GARY GILBERT
Variance: To reduce the setback to parking area to 3 legal spaces and add a window well in the rear setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 6.000, Sec. 6.44.1.B (Parking Requirements).

8:30 P.M. CASE NO. 10515
43-45 SAVILLE STREET
SAMUEL KACHMAR & MARGARET CURRIER
Variance: To raise roof height 4' and add dormer to third floor attic.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO. 10516
157-159 AUBURN STREET
JACOB & SUSAN KUYKENDALL & PETER KUYKENDALL & NATTAWNEE NETSUWAN
C/O SARAH LIKE Rhatigan, Esq.
Variance: To subdivide property in order to create two lawfully separate lots for zoning purposes.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.15 (Subdivision).

9:15 P.M. CASE NO. 10517
(Auction Lot 43) (Telecommunication Facility), Art. 16.000, Sec. 16.46 (Special Permit).

Copies of the petition are on file in the office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectonal Services Department, located at 831 Mass Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk's Office City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, 617/349-4683. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 24, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:45 P.M. CASE NO. 10522
7A HASKELL STREET
BRIAN THOMAS O'NEIL
Variance: To rebuild and reconfigure rear decks for safe access (staircase acts as second egress for second floor apartment (7b Haskell Street). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

8:30 P.M. CASE NO. 10523
192 FRANKLIN STREET
192-194 FRANKLIN STREET L.P.C. – C/O JAMES ORFANOS
Variance: To demolish & rebuild an existing non-conforming single family residence to improve building code compliance with respect to ceiling heights & distance from property line, requiring variances for building setbacks and floor area ratio. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence C-1 Zone

8:45 P.M. CASE NO. 10525
42 FRANCIS AVENUE
PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O CHARLES ANDERSON, CSWR
Variance: To propose a freestanding sign that requires zoning relief for required setback. Art. 7.000, Sec. 7.16.21.B (Sign).
Residence A-2 Zone/ Institutional Overlay Dist.

9:00 P.M. CASE NO. 10526
29 DOVER STREET
PATRICIA RAVETTO & FLAVIO FERREIRA
Variance: To construct a wood frame mudroom and deck addition with a flat roof in the rear of a 2 family house. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B Zone

9:15 P.M. CASE NO. 10527
6 CUTLER AVENUE
STEPHANIE HAIMS – C/O FRANK SHIRLEY, ARCHITECT
Variance: To build a one car garage within the side yard setback and less than 10' away from the principal dwelling. To add 36sf to the GFA for a dormer on the main house, which presently exceed FAR. Art. 4.000, Sec. 4.21.1.H (Accessory Uses). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Residence B/A-2 Zone

Copies of this petition are on file in the office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at the Inspection Services Department, located at 821 Mass Avenue. Continued cases are not advertised but posted in the office board at City Clerk’s Office City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing or may provide written comments to the Board’s consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 131 Massachusetts Avenue 02139/4183. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 14, 2013, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

8:15 P.M. CASE NO. BZA-002472-2013
199 PROSPECT STREET – UNIT A
ADRIAN PIRVU

Variance: To convert the Unit A at 199 Prospect Street from office to residential.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 6.000, Sec. 6.36 (Reduction of Required Parking).

8:30 P.M. CASE NO. BZA-002478-2013
30 SAGAMORE STREET
GEOFFREY R. CHANG

Variance: To install a chimney at 30 Sagamore Street.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:45 P.M. CASE NO. BZA-002459-2013
7 SOUTH NORMANDY AVENUE
EVB DESIGN – C/O EDRICK VANBEUZEKOM, ARCHITECT

Variance: To construct two new dormers in the current attic to accommodate a stair to the 3rd floor and a master bedroom and bathroom. Addition of a small deck in the rear yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

GRANTED
City of Cambridge  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
(617) 349-6100  
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 5, 2013, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.  

5:45 P.M. CASE NO. BZA-002449-2013  
245 MT. AUBURN STREET  
AARON KEMP – C/O SEAN D. HOPE, ESQ.  
Variance: To raise a portion of the roof and add two dormers to the rear elevation of an existing single family.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).  

8:00 P.M. CASE NO. BZA-002486-2013  
120 RINDGE AVENUE  
RODER-RINDGE LLC – C/O BEN SVENSON, MANAGER  
Variance: To modify roof decks on building at 120 Rindge Avenue approved in BZA Case No. 9761.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).  

8:30 P.M. CASE NO. BZA-002617-2013  
3 GOLD STAR ROAD COURT  
NELSON OLIVEIRA – C/O JAMES J. RAFFERTY, ESQ.  
Variance: To increase volume of pre-existing two family dwelling by raising portion of second floor roof.  
Art. 5.000, Sec. 5.35 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).  

8:45 P.M. CASE NO. BZA-002610-2013  
22 HINHAM STREET  
MIKE SORREIRO  
Variance: To alter and raise roof to convert existing attic level into living space.  
Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements).  

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INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617-349-6103. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday, December 19, 2013, at the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 PM  CASE NO: BZA-002749-2013  Residence C-1 Zone
24 CLINTON STREET
MAHMOOD FIROUZBAKH

Variance: To remove existing back ell and build new rear addition, fenestration changes per drawings, replace existing front deck with new, add foundation at existing front bay, add skylights, replace existing rear porch.
Article 5.000  Section 5.31 (Table of Dimensional Requirements).
Article 8.000  Section 8.22.3 (Non-conforming Structure).

7:45 PM  CASE NO: BZA-002710-2013  Industrial B-2 Zone
53 SMITH PLACE
EURO TECH AUTO BODY INC

Variance: To transfer a class II used car license from 45 New Street, Cambridge to 53 Smith Place, Cambridge.
Article 4.000  Section 4.36.F (Sale of Used Cars).
CITY OF CAMBRIDGE
Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, Thursday, January 30, 2014, at the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 PM  CASE NO:  BZA-002958-2013
68 OXFORD STREET
LESLEY COLLEGE - C/O JAMES J. RAFFERTY, ESQ.
Variance: To enlarge dormers on a pre-existing nonconforming building containing a dormitory use.
Article 5.000
Section 5.30 (Table of Dimensional Requirements).
Article 8.000
Section 8.22.3 (Nonconforming Structure).
Article 10.000
Section 10.30 (Variance).

7:45 PM  CASE NO:  BZA-002837-2013
107 HAMPShIRE STREET
ANNE FINN
Variance: To raise the roof and add dormer.
Article 8.000
Section 8.22.1H (Non-Conforming Structure).
Article 5.000
Section 5.31 (Table of Dimensional Requirements).

8:00 PM  CASE NO:  BZA-003007-2014
72 FRESH POND PARKWAY
JINANE ABOUNADI & MUNTHER DAILEH - C/O SUSAN CORY, ARCHITECT
Variance: To replace 1 story sun room with 2 story addition.
Article 5.000
Section 5.31 (Table of Dimensional Requirements).

8:15 PM  CASE NO:  BZA-002997-2014
120 HENRY STREET
HARKADOR PARTNERS – C/O BRAD HARKAVY
Variance: To construct roof over proposed first floor deck.
Article 5.000
Section 5.31 (Table of Dimensional Requirements).

8:30 PM  CASE NO:  BZA-002974-2013
28 HURON AVENUE
DINGMAN ALLISON ARCHITECTS – C/O BLAKE ALLISON, ARCHITECT
Variance: To expand a small one-story addition with basement on the rear of the house, construct a new roofed porch and steps at the rear door, and convert the existing garage to a studio/office.
Article 5.000
Section 5.31 (Table of Dimensional Requirements).
Article 8.000
Section 8.22.2C & 8.22.3 (Non-Conforming Structure).
Article 10.000
Section 10.30 (Variance).

GRANTED
The Board of Zoning Appeal will hold a Public Meeting, Thursday, February 13, 2014, at the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 PM CASE NO: BZA-003077-2014  
13 APPIAN WAY  
PRESIDENT & FELLOWS OF HARVARD COLLEGE - C/O MARK VERKENNIS, SENIOR CAMPUS PLANNER  
Variance: To construct a building addition that requires zoning relief for the front yard setback to Appian Way and for enlargement of a nonconforming structure.  
Article 5.000  
Section 5.31 (Table of Dimensional Requirements).  
Article 8.000  
Section 8.22.3 (Non-Conforming Structure).  

7:45 PM CASE NO: BZA-003082-2014  
15-17 FLAGG STREET  
AMINA & RIDHA DERBALL - C/O KAJ VANDKJAER, ARCHITECT  
Variance: To construct a 1 story addition on 2nd floor with unroofed deck and construct new dormer for access to deck.  
Article 5.000  
Section 5.31 (Table of Dimensional Requirements).  

8:00 PM CASE NO: BZA-003083-2014  
24 LOCKE STREET  
GLICKMAN TURLEY LLP - C/O DONNA M. TURLEY  
Variance: To construct a canopy structure over the rear entrance.  
Article 5.000  
Section 5.31 (Table of Dimensional Requirements).  
Article 8.000  
Section 8.22.2.C (Non-Conforming Structure).  

8:15 PM CASE NO: BZA-003084-2014  
23-25 LONGFELLOW ROAD  
NOIHA CHO - C/O PAUL LEE  
Variance: To construct shed dormer and roof deck on the north side of building.  
Article 5.000  
Section 5.31 (Table of Dimensional Requirements).  

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, MA. Cases can be reviewed at Inspectional Services Department, located at 431 Mass Avenue. Continued cases are not advertised but posted in the Office Board at City Clerk's Office, City Hall. Interested persons may provide comments to the Board of Zoning Appeal by appearing in person at the hearing (or may provide written comments for the Board's consideration by sending or faxing them to the attention of the Secretary (Board of Zoning Appeal), 831 Massachusetts Avenue, (617) 349-6100. Comments must be submitted prior to the hearing and include the case number.
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – FEBRUARY 27, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO. BZA-003192-2014
5 COTTAGE COURT
RAYMOND & MAUREEN STRODE
Variance: Construction of 2nd story within the homes existing footprint and addition of covered side entry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, Thursday, March 13, 2014, At the Senior Center - 806 Massachusetts Avenue, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 pm CASE NO: BZA-003139-2014
69 CLARENDON AVENUE
FREDERICK KANTOR AND EVELYN LUGO -KANTOR C/O SEAN D. HOPE, ESQ.
Variance: To construct a three story two family duplex structure that exceeds allowable Gross Floor Area of the district.

| Article 5.000 | Section 5.31 (Table of Dimensional Requirements). |
| Article 10.000 | Section 10.31 (Variance). |

7:45 pm CASE NO: BZA-003267-2014
16-18 BELLIS CIRCLE
BAKER POND LLC C/O SEAN D. HOPE, ESQ.
Variance: To construct two separate single family structures on a vacant lot that exceeds the allowed gross floor area.

| Article 5.000 | Section 5.31 (Table of Dimensional Requirements). |
| Article 10.000 | Section 10.31 (Variance). |

GRANTED

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The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – MARCH 27, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**8:30 P.M. CASE NO: BZA-003296-2014**
VARLAN KESHISHIAN – C/O DOUGLAS OKUN & SEAN D. HOPE, ESQ.
Variance: To demolish existing deck and rebuild a mudroom located within the side yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

**Special Permit:** To add window to new mudroom that also sited within the side yard setback.
Art. 8.000, Sec. 8.22 (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

**8:45 P.M. CASE NO: BZA-003303-2014**
109 AVON HILL STREET
CHARLES H. W. WOOD & LOUISE F. WOOD – C/O MICHAEL W. WIGGINS, ESQ.
Variance: Replace nonconforming stairs to third floor with stairs that comply with building code and add floor space to second floor to accommodate new stairs and slightly increase size of adjacent bedroom.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

**9:00 P.M. CASE NO: BZA-003263-2014**
172 RICHDALE AVENUE
PETER MARTIN, ARCHITECT
Variance: To build single story extensions to the rear of the property, which will house a bedroom, living room, and a roofed porch.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.4 (Setbacks).
Art. 8.000, Sec. 8.22.1.F (Non-Conforming Structure).

**GRANTED**
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City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - APRIL 10, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO: BZA-003327-2014
9 ELLERY SQUARE
STEPHANIE LETTIERI & PAOLO SCAFEITTA– C/O BHUPESH PATEL, DESIGNTANK INC. Residence C-I Zone
Variance: To extend landing between floors to include a desk area. The area is proposed in an existing interior two story space. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO: BZA-003419-2014
1 KENDALL SQUARE
MICHAEL PRIVITERA Industry B Zone
Variance: To install an illuminated sign that exceeds 30” height. The graphics are the only parts illuminated. Art. 7.000, Sec. 7.16.22.C (Signs).

8:30 P.M. CASE NO: BZA-003344-2014
7 CAMDEN PLACE
DAVID H. WEGMAN Residence B Zone
Variance: Enlargement of front entry vestibule. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Art. 1.000, Sec. 1.30 (Purpose of Zoning Ordinance).

8:45 P.M. CASE NO: BZA-003377-2014
18 BEECH STREET
XIN GAO & BAQING YAN– C/O THOMAS DOWNER, AIA Residence B Zone
Variance: To add a small 2nd floor addition over the existing 1st floor, and to add a 3rd floor dormer addition within the existing exterior walls. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 8.22.3 (Non-Conforming Structure).

9:00 P.M. CASE NO: BZA-003395-2014
571 FRANKLIN STREET
KIN LO Residence C-1 Zone
Variance: To construct a two-story addition with basement on the rear of the house, enlarge the existing front porch roof and remove existing garage. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 6.000, Sec. 8.22.3.C & Sec. 8.22.3 (Non-Conforming Structure). Art. 16.000, Sec. 10.30 (Variance).

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The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – APRIL 24, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO: BZA-063472-2014
32-34 ROCKINGHAM STREET
CRAIG A. HALAJIAN

Residence C Zone

Variance: To construct a third floor dormer on the north (northeast) side of the house. Art. 5.00, sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – MAY 8, 2014, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-003383-2014
3 WILLIAM STREET
FRANCIS HIGGINSON
Variance: To add a new enclosed porch and rear deck.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-003500-2014
196 FRANKLIN STREET
JOHN ROBACK & GAIL LANGELOH
Variance: To demolish & rebuild an existing non-conforming single family residence.

8:00 P.M. CASE NO: BZA-003533-2014
21 CORNELIUS WAY
RICHARD FANNING – C/O ANDREW E. BRAM, ESQ.
Variance: To add a second dwelling unit within the single family residence. To add an exterior open staircase as a second egress for the new unit.

8:15 P.M. CASE NO: BZA-003574-2014
148-150 WESTERN AVENUE
FAWAZ MOHAMED ABU RUBAYAH & ASMA NOFAL – SEAN D. HOPE, ESQ.
Variance: To allow for restaurant with alcohol. Currently the premise permits only a restaurant without alcohol. Art. 4.000, Sec. 4.35.F.1 (Retail Business). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.31 (Variance).

8:30 P.M. CASE NO: BZA-003581-2014
3 CLEMENT CIRCLE
HOMI K. BHABHA & JACQUELINE M. BHABHA – C/O MONIKA PAULI, ARCHITECT
Variance: To construct a greenhouse expansion in the rear garden.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeals will hold a Public Meeting, Thursday – May 22, 2014, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-003711-2014
69 Clarendon Avenue
FREDERICK KANTOR & EVELYN LUGO-KANTOR – C/O SEAN D. HOPE, ESQ.
Variance: To construct a three-story two family duplex structure and revise parking layout for 3 cars.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

7:45 P.M. CASE NO: BZA-003649-2014
586 Green Street #3
DAVID ALLEN ANNIS & ASHLEY WILLIAMS – C/O SARAH LIKE RHATIGAN, ESQ.
Variance: To re-construct roof deck on 3 unit condo building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Alteration to Non-Conforming Structure).

8:00 P.M. CASE NO: BZA-003670-2014
241-243 Walden Street
249 Walden Street, LLC – DAVID W. MASSE, MANAGER – C/O BRUCE EMBRY, ESQ.
Variance: To discontinue retail use at ground floor level and create 2 dwelling units, creating a stairsway violating setbacks not complying with the dimensional standards. Remove adjoining 1 story warehouse structure to create driveway & parking.
To construct a bike shed without setbacks. Provide less than required amount of standard parking.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion), Art. 4.000, Sec. 4.21 (Accessory Uses). Sec. 4.31 (Residential Uses). Art. 10.000, Sec. 10.30 (Variance). Art. 6.000, Sec. 6.34 (Parking Size Allocation).

8:30 P.M. CASE NO: BZA-003696-2014
31 Walden Street
ERIC ROIGLAND – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct non-conforming deck on the rear of existing non-conforming three family dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.20 (Variance).

8:45 P.M. CASE NO: BZA-003695-2014
50 Spring Street
GREGORY GOLING
Variance: To raise the existing roof to provide full GFA on the existing 3rd floor. To build new front stairs in the setback. To create new roof deck over the existing 2nd floor rear ell.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – JUNE 12, 2014**, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:30 P.M. CASE NO. BZA-003855-2014**  
2269 MASSACHUSETTS AVENUE  
GARY O’NEIL – C/O SEAN D. HOPE, ESQ.  
**Variance:** To enclose existing exterior staircase.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).  
Art. 8.000. Sec. 8.22 (Non-Conforming Structure).

**8:00 P.M. CASE NO. BZA-003767-2014**  
235 LEXINGTON AVENUE  
JANET LLOYD – C/O CAMPBELL ELLSWORTH, ARCHITECT  
**Variance:** To enlarge & enclose front porch. Seeking relief for FAR, front yard setback, side yard setback.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**8:15 P.M. CASE NO. BZA-003764-2014**  
650 EAST KENDALL STREET  
IPSEN – C/O ERICK LACY – CONSIGLI CONSTRUCTION  
**Variance:** To request a sign which is approximately 135 sq ft including letters and logo each internally illuminated and mounted 104” from ground level to top of sign.  
Art. 7.000, Sec. 7.16.22 (Signs).

**8:30 P.M. CASE NO. BZA-003875-2014**  
229 LAKEVIEW AVENUE  
WOJCIECH SZCZERBA – C/O CAMPBELL ELLSWORTH, ARCHITECT  
**Variance:** To construct a roof over the existing 2nd floor rear deck.  
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**8:45 P.M. CASE NO. BZA-003699-2014**  
48 LOPEZ STREET  
JAY ROGERS & LISA ROGERS  
**Variance:** To rebuild half of roof to create habitable spaces with additional windows. Two existing bedrooms do not have code compliant headroom. Additional small dormer for headroom in code compliance stair. New roof deck. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**9:00 P.M. CASE NO. BZA-003714-2014**  
136 LAKEVIEW AVENUE  
GILLIEN TODD, TR. – C/O ANDREW E. BRAM, ESQ.  
**Variance:** To add two small dormers to third floor of dwelling.  
Art.5.000, Sec. 5.31 (Table of Dimensional Requirements).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JUNE 26, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: 10448 – Re-Hearing
222 BRATTLE STREET – A/K/A 220 BRATTLE ST.
WILLITS H. SAWYER, TR. - C/O ANDREW E. BRAM, ESQ.
Variance: To clarify prior BZA Decision, Case No. 9963, with regards to parking; specifically to establish petitioner’s right to lay pavers in order to re-establish parking area for two cars in tandem. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-003934-2014
7 KIRKLAND ROAD
CORY & LILLY ZIGLER-ALTSTEIN
Variance: To construct a new wood deck located on the west side (rear) of property. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO: BZA-004090-2014
39 AMORY STREET
YUN XIAN HO & SAMUEL LING – C/O BHUPESH PATEL, DESIGNTANK, INC.
Variance: To construct a single story addition on the rear corner of the main building. The addition exclusively houses a new basement stair that meets building code to replace the existing basement staircase that does not meet the building code. The relief is for the additional FAR needed for the footprint of the stair. The footprint is within the required rear and the side yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO: BZA-003938-2014
5 DANA STREET
ORHUN KAMIL MURATOGLU
Variance: To construct a one-story addition with a roof deck on the rear of an existing non-conforming one-family dwelling. To replace a sloped roof with a flat green roof. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Addition to a Non-Conforming Structure).

8:45 P.M. CASE NO: BZA-004059-2014
77 LARCH ROAD
JOHN RILEY & MARGARET GADON
Variance: To construct 3 modest additions to the overall building gross floor area consisting of the following: a new 3rd floor rear shed dormer, a new connection of the two existing shed dormers and a new second floor bay window addition on the right side (south) of the dwelling. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.28.21 (Gross Floor Area).

9:00 P.M. CASE NO: BZA-004043-2014
13 ASH STREET
BLAKE ALLISON, ARCHITECT
Variance: To modify an existing 3-story addition with a new roof, to add 2 dormers to the third floor facing the rear yard, to relocate another dormer facing Acacia Street, and to enlarge existing porch with a new roof which is in keeping with the new roof of the addition will be the same as the existing height of the addition.
City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – JULY 10, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts.
The following cases will be heard.

7:30 P.M. CASE NO: BZA-004123-2014
6 JAY STREET
NICHOLAS CARMELLO
Variance: To install a parking space in the required front yard setback with a compact car.
Art. 6.000, Sec. 6.44.1.C (Front Yard Setback), Sec. 6.34 (Size of Parking Space).
Sec. 6.40 (Curb Cut).

8:00 P.M. CASE NO: BZA-004168-2014
16 SARGENT STREET
BRADLEY RICHARDSON & MARY LOUISE SUDDERS – C/O J. PAUL NEWMAN
Variance: To build an addition in the side yard between two gabled building masses.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO: BZA-004194-2014
1052-1058 CAMBRIDGE STREET
MARTINS FAMILY LLC – C/O PAUL MARTINS
Variance: To modify existing exterior egress stairs to conform to code & replace deteriorated wood deck, joists & rails. To add access to roof for maintenance.
Art. 5.000, Sec. 5.33 (Table of Dimensional Requirements).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK'S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617/9/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY—JULY 24, 2014, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO: BZA-00470-2014
195 LEXINGTON AVENUE
CYNDEE DERMODY HOGLAND – C/O JAMES J. RAFFERTY, ESQ.
Residence B Zone
Variance: To enlarge existing uncovered second floor rear porch & construct new first floor rear porch; construct shed dormer on third floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.600, Sec. 10.30 (Variance).

9:00 P.M. CASE NO: BZA-00412-2014
30 GRACE COURT
SUSAN F. MCDONALD – C/O JAMES J. RAFFERTY, ESQ.
Residence B Zone
Variance: To remove porch roof & shed dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 10.800, Sec. 10.22.3 (Alteration to a Non-Conforming Structure).

9:00 P.M. CASE NO: BZA-00456-2014
39 MAY STREET
RAJIV PRASAD & SALLY S. PRASAD – C/O SARAH L. Rhatigan, ESQ.
Residence B Zone
Variance: To renovate the interior, build an addition, raise the roof and construct shed dormer.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Alteration to a Non-Conforming Structure).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL.
INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 617-349-6100. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – AUGUST 14, 2014**, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. **CASE NO: BZA-004519-2014**

241-243 WALDEN STREET

249 WALDEN STREET, LLC – DAVID W. MASSE, MANAGER, C/O BRUCE EMBRY, ESQ.

**Variance:** To discontinue the retail use of the ground floor space and convert the space to 2 residential dwelling units and to remove an adjoining one-story warehouse/garage structure to create a driveway with parking.

Art. 4.000, Sec. 4.31 (Table of Use/Residential use). Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 10.000, Sec. 10.30 (Variance).

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8:00 P.M. **CASE NO: BZA-004448-2014**

7-9 KINNAIRD STREET

7-9 KINNAIRD STREET NOMINEE TRUST – C/O ALLISON CRUMP, TRUSTEE

**Variance:** To rebuild existing exterior stairs at front & left side (#7) per building code.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

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8:15 P.M. **CASE NO: BZA-004453-2014**

2 BOND STREET

ERIC T. FOSSEL & CELESTE E. FOSSEL – C/O JAMES J. RAFFERTY, ESQ.

**Variance:** To construct covered porch on second floor of a pre-existing non-conforming structure.

Art. 5.000, Sec. 5.30 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000, Sec. 10.30(Variance).

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8:30 P.M. **CASE NO: BZA-004455-2014**

109 GROZIER ROAD

ANDREW J. & NATALIE E. BEAUMONT – C/O SEAN D. HOPE, ESQ.

**Variance:** To demolish a portion of the existing roof and add an addition and dormers that exceeds the allowable gross floor area. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – SEPTEMBER 4, 2014**, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**7:45 P.M. CASE NO: BZA-004576-2014**
358 BROADWAY #3
Business A-1 Zone
358 BROADWAY L.L.C. – C/O PETER SHEINFELD, MANAGER
Variance: To convert a commercial office condominium into a residential apartment.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion).
Art. 4.000, Sec. 4.31.G (Multi-Family Dwelling).

**8:00 P.M. CASE NO: BZA-004521-2014**
27-29 LOCKE STREET
Residence B Zone
KEVIN LEAHY – C/O WILLIAM WINDER, RA
Variance: To construct one dormer to NW side roof to provide a new bathroom and additional headroom over existing front stair to the 3rd floor.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.21.1.H.2 (Non-Conforming Structure).

**8:15 P.M. CASE NO: BZA-004612-2014**
72 FRESH POND PARKWAY
Residence A-2 Zone
MUNther DAHLERH & JINAN ABOUNADI – C/O SUSAN CORY, ARCHITECT
Variance: To modify the plans approved in Case BZA-003007-2014, to change roofline of addition.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

**8:30 P.M. CASE NO: BZA-004608-2014**
27 GRANT STREET
Residence C-1 Zone
27 GRANT STREET LLC – C/O MARTIN HILL
Variance: To raise existing historic house 2' and install new foundation and habitable basement.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – SEPTEMBER 18, 2014, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:45 P.M. CASE NO: BZA-004772-2014
355 FRESH POND PARKWAY
FRESH POND REAL ESTATE DEVELOPMENT LLC – C/O JAMES J. RAFFERTY, ESQ.
Variance: To install a non-conforming wall sign.
Art. 7.000, Sec. 7.16.22.C3.A, B (Signs). Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO: BZA-004610-2014
10 GLASSWORKS AVENUE
AVB MAPLE LEAF APARTMENTS LIMITED PARTNERSHIP – C/O KEVIN RENNA, ESQ.
Variance: To install signs violating area, number and height of signs. Art. 7.000, Sec. 7.16.22 & 7.16.22.B (Signs).

8:15 P.M. CASE NO: BZA-004826-2014
5 OLD DEE ROAD
VALENTINE TALLAND & NAGESH MAHANTHAPPA – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct a two story addition to a non-conforming structure, a portion of which will be located within the front setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

8:45 P.M. CASE NO: BZA-004828-2014
24 ARLINGTON STREET
BARRBARA BEAL – C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct a single story addition in rear of existing dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

9:15 P.M. CASE NO: BZA-004874-2014
75-77 NORFOLK STREET
SMART ARCHITECTURE – C/O MARGARET BOOZ
Variance: To re-build and slightly alter existing combination shed/gable dormer, convert flat/shed roof at rear into a gabled roof; put an entry porch with a roof on the side rear portion of the building.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 2, 2014. At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-004957-2014
1664-1668 MASS AVENUE Business A-2 Zone
BACK BAY SIGN FOR HILTON DISPLAYS – C/O JASON PARILLO
Variance: Installation of wall mural for Starbucks coffee on Shepard Street.
Art. 7.000, Sec. 7.16.22.C (Wall Sign Exceeds Sq. Ft.). Sec. 7.16.22 (Wall Sign Exceeding Sign Allowance).

8:15 P.M. CASE NO: BZA-004955-2014
150 SECOND STREET Business A Zone
DANIEL BRENNAN
Variance: To install a non-illuminated wall sign that is 60 SF in area with a height of 50 FT.
Art. 7.000, Sec. 7.16.22.C (Wall Sign).

9:00 P.M. CASE NO: BZA-004904-2014
245 MT. AUBURN STREET Residence B Zone
AARON KEMP
Variance: To modify the plans approved by the BZA Case #BZA-002449-2013 to include six conforming skylights.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.1.D (Non-Conforming Structure).

9:15 P.M. CASE NO: BZA-005001-2014
265-273 FIRST STREET Office 3A/PUD-3A Zone
VEOLIA ENERGY NORTH AMERICA – C/O JAMES J. RAFFERTY, ESQ.
Variance: To install a Wet Cooling Tower on roof of existing structure rather than the Air Cooled Condenser approved in BZA Case No. 10315. Art. 8.000, Sec. 8.22.3 (Non-Conforming Use).
Art. 10.000, Sec. 10.30 (Variance).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – OCTOBER 16, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-004945-2014
40 COTTAGE STREET
ROY RUSSELL & ROBIN CHASE
Variance: To construct an addition within rear yard setback, addition less than 10' from accessory building. To construct a shed dormer. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.21.H (Accessory Building).

8:00 P.M. CASE NO: BZA-005011-2014
15 PERRY STREET
PAULI & URIBE ARCHITECTS LLC – C/O MONICA Z. PAULI, ARCHITECT
Variance: To remove existing stand alone workshop and construct an attached two story addition to the existing home. This will serve as the kitchen on the lower level and the master bedroom suite on the upper floor. There will also be new dormers and an additional bay proposed along with interior and exterior renovations. Construction will be wood frame and designed to match the existing residence. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:30 P.M. CASE NO: BZA-005103-2014
217 ELM STREET
ERIC CONNALLY & SIMONA BUJOREANU
Variance: Proposed work is 2 new 15'-0" dormers. 1 dormer proposed on each side of the house. Relief is required for Dormer #1 (left side) and Dormer #2 (right side over existing stair) is ‘by right’. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.2 (Non-Conforming Structure).

COPIES OF THIS PETITION ARE ON FILE IN THE OFFICE OF THE CITY CLERK, CITY HALL, CAMBRIDGE, MA. CASES CAN BE REVIEWED AT INSPECTIONAL SERVICES DEPARTMENT, LOCATED AT 831 MASS AVENUE. CONTINUED CASES ARE NOT ADVERTISED BUT POSTED IN THE OFFICE BOARD AT CITY CLERK’S OFFICE CITY HALL. INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD’S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, 02139/FAX 349-6183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, **THURSDAY – NOVEMBER 6, 2014**, at the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

**8:30 P.M. CASE NO: BZA-005324-2014**  
82 LARCHWOOD DRIVE  
SUSAN & ROBERT STARBUCK – C/O JAMES J. RAFFERTY, ESQ.  
**Variance:** To construct a covered breezeway between single family dwelling and accessory single car garage. Petitioner also seeks to install roof over front entry porch. **Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).**  
Art. 10.040, Sec. 10.30 (Variance).

**8:45 P.M. CASE NO: BZA-005329-2014**  
43 APPLETON STREET  
JON M. BIOTTI & LESLIE JENG – C/O JAMES J. RAFFERTY, ESQ.  
**Variance:** To construct an attached garage to an existing dwelling.  
**Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).** Art. 10.00, Sec. 10.30 (Variance).

**9:00 P.M. CASE NO: BZA-005928-2014**  
55 CAMBRIDGE PARKWAY  
55 CAMBRIDGE PARKWAY LLC – C/O AMY CROSBY, DYER BROWN ARCHITECTURE  
**Variance:** To install sign exceeding 20ft height limit and provide internal illumination exceeding 30°. Total area exceeds 60 SF. **Art. 7.000, Sec. 7.165 (Sign).**
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – NOVEMBER 20, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-005393-2014
200-202 LAKEVIEW AVENUE
CRYSTAL A. LESLIE
Variance: To rebuild 2 back porches in disrepair and of 1920's dimensions are to be built to modern living dimensions, similar to neighborhood houses. Total increase of 120 sq. ft. which is 31 sq. ft. above ordinance requirements.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:00 P.M. CASE NO: BZA-005332-2014
166 ELM STREET #2 (NORTH)
STEFANIE HUG & STEPHEN WELLER – C/O EDRICK VANBEUZKOM, ARCHITECT
Variance: The proposed construction includes raising the existing roof an additional 2 feet with a steeper pitch, and adding shed dormers to provide adequate headroom for stairs, bathroom and bedrooms, which exist currently but do not comply with building code. The proposed roof and dormer additions are within the existing footprint of the house but are nonconforming to the side yard setbacks. The proposal increases the floor area ratio which is already nonconforming. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.20 (Non-Conforming Structure).

8:45 P.M. CASE NO: BZA-005419-2014
59 MARKET STREET
JAMES WILDSWORTH & SONIA KOWAL – C/O SEAN D. HOPE, ESQ.
Variance: To park one car within a portion of the front yard setback.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).
Art. 6.000, Sec. 6.44.C (Parking In The Front Yard Setback).

9:00 P.M. CASE NO: BZA-005363-2014
35 ALPINE STREET
JOY HACKET & ROBIN LUBBOCK
Variance: To construct an addition of 2-story bay window to front elevation.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.24.2 (Setbacks).

9:15 P.M. CASE NO. BZA-005313-2014
41-45 ALEWIFE BROOK PARKWAY #C
BARLO SIGNS – C/O JENN ROBICHAUD
Variance: To allow the replacement of existing monuments signs, to allow for additional monuments signs; to allow for directional sign with logo. It exceeds number of free standing signs and 30 ft. sign limit.
Art. 7.000, Sec. 7.16.22.A (Signs).

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INTERESTED PERSONS MAY PROVIDE COMMENTS TO THE BOARD OF ZONING APPEAL BY APPEARING IN PERSON AT THE HEARING OR MAY PROVIDE WRITTEN COMMENTS FOR THE BOARD'S CONSIDERATION BY SENDING OR FAXING THEM TO THE ATTENTION OF THE SECRETARY (BOARD OF ZONING APPEAL), 831 MASSACHUSETTS AVENUE, #2129/FAX 349-4183. COMMENTS MUST BE SUBMITTED PRIOR TO THE HEARING AND INCLUDE THE CASE NUMBER.
The Board of Zoning Appeal will hold a Public Meeting, THURSDAY - DECEMBER 4, 2014, At the Senior Center, 806 Massachusetts Ave., First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-005478-2014
12 SACRAMENTO STREET
KARL & SUSAN FRIEDEN
Variance: To construct a 2 story addition in the rear with a deck at ground level.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-005543-2014
186-188 RIVER STREET
JOJO LU - C/O JAMES J. RAFFERTY, ESQ.
Variance: To construct a second story addition to existing structure and to convert it into a 3 unit dwelling.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Sec. 5.26 (Conversion).
Art. 10.000, Sec. 10.30 (Variance).

8:00 P.M. CASE NO: BZA-005592-2014
25 MAPLE AVENUE
JEFFREY TAYLOR & RUTH TAYLOR
Variance: To lower the basement to more than 7' ceiling height creating Gross Floor Area.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

8:15 P.M. CASE NO: BZA-005595-2014
3 MAPLE AVENUE #2
ROBERT & ALANNA MALDON
Variance: To add a single 12'9" wide hip-roofed dormer to the south side of the existing ridge line in order to provide a sleeping area with adequate ceiling height. Relief from area requirements is sought in order to reconfigure an attic bedroom with constricted headroom due to roof geometry.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
City of Cambridge
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Public Meeting, THURSDAY – DECEMBER 18, 2014, At the Senior Center, 806 Massachusetts Ave, First Floor, Cambridge, Massachusetts. The following cases will be heard.

7:30 P.M. CASE NO: BZA-005673-2014
135 PEARL STREET – UNIT 5
FERRIN LONG & JULIE MAHER-LONG
Variance: To add (1) 15'-0" dormer in the existing condo unit. The building is an existing non-conforming structure with regard to FAR and setbacks.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO: BZA-005704-2014
66 OXFORD STREET – UNIT 1
CHRISTOPHER VANCE
Variance: To construct a new entry awning over main entrance of Unit 1 to provide shading and protection from weather. The new awning will be projected 4'-3" from face of building and 11'-5" wide totaling 39 SF.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Copies of this petition are on file in the office of the city clerk, city hall, Cambridge, MA. Cases can be reviewed at inspectional services department, located at 831 mass avenue. Continued cases are not advertised but posted in the office board at city clerk’s office city hall. Interested persons may provide comments to the board of zoning appeal by appearing in person at the hearing or may provide written comments for the board’s consideration by sending or faxing them to the attention of the secretary (board of zoning appeal), 831 massachusetts avenue, 02139/fax 349-6183. Comments must be submitted prior to the hearing and include the case number.